MINUTES OF MEETING
KELLY PARK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Kelly Park Community Development District held a Regular Meeting on May 23, 2024 at 1:30 p.m., at the offices of Poulos & Bennett, LLC, 2602 E Livingston Street, Orlando, Florida 32803.

Present at the meeting were:

Seth Bennett	Chair
Quint “Robert” Noordstar	Vice Chair
Alex Gross	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Jere Earlywine	District Counsel
Marc Stehli	District Engineer

FIRST ORDER OF BUSINESS — **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 1:44 p.m.

Supervisors Bennett, Noordstar and Gross were present. Supervisor Avelli and Supervisor-Appointee Taryn Galvin were not present.

SECOND ORDER OF BUSINESS — **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS — **Administration of Oath of Office to Supervisor, Taryn Galvin [SEAT 3] (the following will be provided in a separate package)**

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

These items were deferred.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Torres presented Resolution 2024-06. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

The following changes were made to the proposed Fiscal Year 2025 Budget:

Revenues: Add “Cost share DHIC” line item at 7% of Field Operations expenses

Revenues: Add “Cost share PRM” line item at 3% of Field Operations expenses

Expenditures: Add Field Operations at $136,237

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 21, 2024 at 1:30 p.m., at the offices of Poulos & Bennett, LLC, 2602 E Livingston Street, Orlando, Florida 32803; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-07, Designating a Date, Time, and Location for Landowners’ Meeting; Providing for Publication, Providing for an Effective Date**

Mr. Torres presented Resolution 2024-07.

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, Resolution 2024-07, Designating a Date, Time, and Location of November 5, 2024 at 1:30 p.m., at the offices of Poulos & Bennett, LLC, 2602 E Livingston Street, Orlando, Florida 32803, for the Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

This item was deferred.

SEVENTH ORDER OF BUSINESS **Consideration of Poulos & Bennett, LLC Amendments**

A. Amendment 5 [Master Infrastructure and Shared Access Park]

B. Amendment 6 [Additional Construction Management Services]

It was noted that Mr. Bennett must abstain from voting on this matter. As such, Mr. Bennett will complete Form 8B disclosing his relationship to a principal with the District Engineer's firm. Mr. Bennett's Form 8B will be attached to these meeting minutes to reflect his conflict of interest and his Form 8B will be kept on file and attached to the minutes of other meetings, when a conflict arises.

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with Mr. Noordstar and Mr. Gross in favor and Mr. Bennett abstaining due to a conflict of interest, Poulos & Bennett, LLC Amendment 5 related to Master Infrastructure and Shared Access Park and Amendment 6 related to Additional Construction Management Services, were approved.

EIGHTH ORDER OF BUSINESS **Consideration of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement**

Mr. Torres presented the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement.

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement, was approved.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2024**

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

TENTH ORDER OF BUSINESS **Approval of November 14, 2023 Special Meeting Minutes**

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, the November 14, 2023 Special Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that work on the two cost-share matters is underway.

B. District Engineer: Poulos & Bennett, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: August 14, 2024 at 11:00 AM**
  - **QUORUM CHECK**

The next meeting will be held on August 21, 2024 at 1:30 p.m., rather than on August 14, 2024 at 11:00 a.m.

TWELFTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the meeting adjourned at 1:57 p.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair