

MINUTES OF MEETING
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, May 1, 2023 at 2:00 p.m. at the Oasis Club at ChampionsGate at 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Steve Greene	Assistant Secretary
Harry Kaplan	Assistant Secretary
Nicole Henley	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Amanda Udstad	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. All five members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: No members of the public are present to provide comments.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 6, 2023 Meeting

Mr. Flint: You have the minutes from March 6th, are there any comments or corrections to those?

Mr. Morgan: They look fine, I make a motion to accept.

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On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Minutes of the March 6, 2023 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-11
Approving the Proposed Fiscal Year 2024
Budget and Setting a Public Hearing**

Mr. Flint: Next is Resolution 2023-11 approving the proposed budget and setting the time of the public hearing. We are recommending August 7th for your public hearing at 2:00 p.m. at this location. Exhibit ‘A’ which is attached to the resolution as the proposed budget, we still have a portion of the project as developer contribution. So, what we have done is we estimated a buildout budget and we included the phases. Phase one that is currently owned by Lennar is being assessed and phase two we are showing as developer contribution. We don’t anticipate that there will be \$264,000 in developer contributions, we are just balancing the total buildout budget against the assessments and the developer contributions.

Mr. Morgan: Understood. I make a motion to approve based on amending the time of the meeting.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, Resolution 2023-11 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for August 7, 2023 at 2:00 p.m., was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Next is staff reports. Kristen, any attorney’s report?

Ms. Trucco: My only update is we have sent the conveyance documents to Toho Water Authority for the lift station along with the title work, so we are just waiting for comments back on that one.

Mr. Bonin: So, the full packet went into them there too?

Ms. Trucco: Yes. They have the title work and the conveyance documents. As we get closer to completion, we’ll need you guys to order that survey and a cost estimate from the District Engineer. My understanding is that we are not quite there yet.

Mr. Morgan: How far are we on that station?

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Mr. Bonin: We are close. The pumps and panels are there. Just not by the fence. That reminds me, the fence. If you do a concrete fence, it has to be eight-feet instead of six-feet. I have to talk back to the engineer. His plans had on there a six-foot concrete fence. The city of Kissimmee and Toho's requirement if you do a concrete fence it's got to be eight feet. I didn't really want to do a six-foot fence let a lone an eight-foot concrete fence. So, if they're going to require eight feet, then we're back to the vinyl dipped chain-link. I need to find out the answer.

Mr. Morgan: Thank you Kristen.

Ms. Trucco: Absolutely, thank you.

B. Engineer

Mr. Flint: Engineer's report, anything?

Ms. Udstad: I don't have anything.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register.

On MOTION by Mr. Morgan, seconded by Mr. Kaplan, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: The unaudited financials through the end of March are in your agenda. If there are any questions, we can discuss those. It's pretty straight forward.

iii. Ratification of Funding Request #7

Mr. Flint: Hearing none, we have funding request number seven that was submitted to the developer under the developer funding agreement for \$5,145.73. Any questions on the funding request? If not, is there a motion to ratify it?

On MOTION by Mr. Morgan, seconded by Mr. Kaplan, with all in favor, Funding Request #7, was ratified.

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SIXTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Any discussion of any plats, conveyances, or permit transfers?

Mr. Morgan: I think we're good on that.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Flint: If there is nothing else is there a motion to adjourn?

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the meeting was adjourned.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman