

**MINUTES OF MEETING  
KNIGHTSBRIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, October 16, 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:

Rob Bonin	Vice Chairman
Steve Greene	Assistant Secretary
Nicole Henley	Assistant Secretary

Also present were:

George Flint	District Manager
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. There were three Board members present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Only Board and staff are present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the September 11, 2023 Meeting**

Mr. Flint: You have the minutes from September 11, 2023 meeting. Are there any comments or corrections to those?

Mr. Bonin: I wanted to make the point that Harry is no longer with Lennar.

Mr. Flint: I have not seen a resignation from him so he needs to reach out to them.

On MOTION by Mr. Bonin, seconded by Ms. Henley, with all in favor, the Minutes of the September 11, 2023 Meeting, were approved, as presented.
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**FOURTH ORDER OF BUSINESS**

**Staff Reports**

October 16, 2023

Knightsbridge CDD

### **A. Attorney**

Ms. Trucco: The only update that I have is that we are nearing closer to finalizing conveyance of the lift station tract to Tohopekaliga Water Authority. I had an email last night from Toho stating that their outside counsel has signed off on the survey. They just need that signed and certified, so I reached out to Katherine Barr at Lennar to proceed with that. She said she would probably get that done and returned today. I also got confirmation that one of the commitment documents that we had discussed at the last meeting, because Lennar took down a second phase. Lennar is actually the owner of all of the property and one of the easements that we were going to have to figure out to get a release on, the underwriter has released that from the commitment.

Mr. Bonin: Are you talking about the access easement?

Ms. Trucco: Yes, that one. The water movement agreement is the one that still needs to be released but Mark McDonald and Chuck is working on getting a release on that so that is the only related commitment document to this lift station tract that needs to be released. I will loop you into that email with Chuck in case you have any ideas for the water movement agreement.

Mr. Bonin: Yes, this one is definitely extremely important. We are on the edge of asking for final sign off. We met with Toho last week and they are going to allow us to do a prefinal this morning and then the final walk and then basically waiting for the lift station to start. We get power to the lift station and have startup and they sign off, so all of the lift station conveyance documents have to be 100% within the next 10 business days.

Ms. Trucco: I do need a cost estimate for that station. Usually, the District Engineer will provide that to us but David confirmed there is a different project engineer for this lift station so I don't know how we can go about getting that.

Mr. Bonin: That is Jimmy Eskey. I will text him right now. If we don't already have it, we will have it today or tomorrow. Who needs that cost estimate?

Ms. Trucco: This is for the insurance policy. Also, Katherine is working on the Notice of Commencement that we need. That is all I have for today.

### **B. Engineer**

Mr. Flint: Anything from the engineer?

Ms. Udstad: I don't have anything.

### **C. District Manager's Report**

#### **i. Approval of Check Register**

October 16, 2023

Knightsbridge CDD

Mr. Flint: You have the check register from August 26, 2023 through October 6, 2023 for \$20,474.80. Any questions on the check register and if not, is there a motion to approve it?

On MOTION by Mr. Bonin, seconded by Ms. Henley, with all in favor, the Check Register for \$20,474.80, was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through August 31<sup>st</sup>. No action is required. Any questions on those? Hearing none.

**iii. Ratification of Funding Request #16 – #17**

Mr. Flint: Funding Requests #16 – #17. Funding request #16 is for \$5,386.95 and #17 is for \$7,189.46.

On MOTION by Mr. Bonin, seconded by Ms. Henley, with all in favor, Funding Requests #16 – #17, were ratified.

**FIFTH ORDER OF BUSINESS**

**Other Business**

- A. Discussion of Pending Plat Conveyances**
- B. Status of Permit Transfers**

Mr. Flint: Any plats, conveyances, or permit transfers? If not, is there anything else the Board wants to discuss that is not on the agenda?

Mr. Bonin: No.

**SIXTH ORDER OF BUSINESS**

**Supervisor’s Requests**

**There being no comments, the next item followed.**


**SEVENTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Bonin, seconded by Mr. Greene, with all in favor, the meeting was adjourned.

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 Secretary/Assistant Secretary

DocuSigned by:  
  
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 Chairman/Vice Chairman