

MINUTES OF MEETING
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, December 18, 2023 at 10:00 a.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
Nicole Henley	Assistant Secretary
Josmin Martinez	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. There were five 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 November 20, 2023 Meeting

Mr. Flint: You have the minutes from November 20, 2023 meeting. Are there any comments or corrections to those?

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Minutes of the November 20, 2023 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Financing Matters

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A. Consideration of Engineer's Report

Mr. Flint: The purpose of this section is to initiate the assessment process for Phase 2 of Knightsbridge. Lennar took down the property in two phases. Phase 1 they took ownership or a landbank did. We went through the assessment process just on Phase 1. Now that they have closed on Phase 2, we need to go through and place a lien on the Phase 2 portion of the project then will do one bond issue for both phases. This starts the assessment process. The first item is the Engineer's Report. This report is dated October 2022. It was determined that there were not any changes that were really needed to be done to the report so we are relying on the October 3, 2022 report.

Mr. Morgan: Is there the same number of lots now as in 2022.

Mr. Bonin: There are 220 lots.

Ms. Trucco: This can be approved in substantial final form subject to District staff and Lennar signoff. Mr. Flint noted there are 347 total.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Engineer's Report Subject to the Revisions and Development Plan, was approved.

B. Consideration of Amended and Restated Master Assessment Methodology Report

Mr. Flint: Rather than doing a separate Master Methodology just for Phase 2, because we are doing one bond issue, we did not want to have two Master methodologies and recommending we go back and amend the prior Master to add in the Phase 2 portion of the project. What is in your agenda is dated September 11th. We will revise the date on this for the date of the public hearing and also revise it for any changes that are made to the Engineer's Report. We also revised the assessment roll. The preliminary assessment roll which is attached reflects some of the lots that are owned by the landbank and some owned by Lennar and Phase 2 owned by a landbank.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Amended and Restated Master Assessment Methodology Report Subject to Revisions as a Result of the Engineer's Report and Revising the Date, was approved.

C. Consideration of Resolution 2024-02 Declaring Special Assessments

Mr. Flint: There are two assessments that have to be approved to start the assessment process. The first one is Resolution 2024-02 which declares the Districts intent to levy

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assessments. There are some blanks in that resolution that will be filled in as a result of the changes that are made to the two reports that were just approved.

Mr. Morgan: The homeowners now are not currently being assessed because we have not issued any bonds, is that correct?

Mr. Flint: Right. There is a lien on Phase 1 but we are not assessing because the debt has not been issued yet.

Mr. Morgan: But they are aware these assessments are eventually going to come around, I am sure.

Mr. Flint: Yes, because the lien was in place when they bought their house. They will not be getting another mailed notice as a result of this.

Mr. Bonin: Technically nobody has closed on any houses yet.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, Resolution 2024-02 Declaring Special Assessments, was approved.

D. Consideration of Resolution 2024-03 Setting a Public Hearing for Special Assessments

Mr. Flint: This sets the date, place, and time of the public hearing to consider actually imposing the lien and we are recommending the February 19th regular Board meeting date at 10:00 a.m. at Oasis Club at ChampionsGate at 1520 Oasis Club Blvd, ChampionsGate, Florida.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, Resolution 2024-03 Setting a Public Hearing for Special Assessments, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Agreement for Underwriter Services & Rule G-17 Disclosure with FMSBonds, Inc. – Added

Mr. Flint: This is the agreement with FMSBonds to service the underwriter and also includes the Rule G-17 Disclosures that they are required to make.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Agreement for Underwriter Services & Rule G-17 Disclosure with FMSBonds, Inc. was approved.

SIXTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Proposal from Frank Polly Sod

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Mr. Scheerer: Included in your agenda pack is a proposal from Frank Polly Sod to perform landscape services on Phase 1 of the community, Knightsbridge Blvd to the traffic circle and the two stormwater ponds in Phase 1. We walked this about 10 days ago and all of the sod was yet to have been installed so Carly and I are meeting tomorrow. We are going to walk the two ponds. The ERPs have been transferred I believe for those two stormwater ponds. All of the sod is down from what I am being told. We are just going to do one final walk tomorrow and in advance of that final walk put this on the agenda for the Board to consider today so we can go ahead and start the maintenance. The ponds will be mowed every other week. Bahia grass was in there originally but was changed to St. Augustine which changed the dollar amount. These dollar amounts are reflected in your 2024 budget.

Mr. Morgan: I will swing by early in the morning and take a look because I am concerned about that sod along the boulevard and the old barrow pit and at the traffic circle down in the ditch.

Mr. Scheerer: When we were there doing the walk through, Frank Polly had a gigantic load of sod coming in at that time. I will be back there again. If you give me a buzz, I will be happy to walk with you in the morning.

Ms. Trucco: We do not have the tracts actually by deed yet so once the sod is done, we will transfer them. I will start that initiation process and conveyance documents.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Landscape Maintenance Proposal from Frank Polly Sod, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Ms. Trucco: The plat inventory is Phase 1 plat. The two stormwater tracts and sounds like those are ready to go. The right of way tract and two open space tracts, OS1 and OS2.

Mr. Scheerer: Adam had some concerns about some of those so he and I will double check everything in the morning.

Mr. Morgan: The lift station, is it all done?

Ms. Trucco: That is done. I sent the recorded deed.

B. Engineer

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Mr. Flint: District Engineer is not present.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint: You have the check register for the general fund totaling \$3,818.90.

Mr. Morgan: Yes, make a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Henley, with all in favor, the Check Register totaling \$3,818.90, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through November. No action is required. If there are any questions, we can discuss those.

Mr. Morgan: Not much to see there.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there anything else the Board wants to discuss that is not on the agenda?

NINTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

TENTH 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