

MINUTES OF MEETING  
KNIGHTSBRIDGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, July 15, 2024 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
Michelle Dudley	Assistant Secretary
Josmin Martinez	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco <i>by phone</i>	District Counsel
Dave Reid <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Lane Register <i>by phone</i>	Lennar

**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: The next item is public comment. We just have Board members and staff here so we will move on to the next item.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the June 17, 2024 Meeting**

Mr. Flint: We have approval of the minutes from the June 17<sup>th</sup> meeting. Did the Board have any comments or corrections to those?

Mr. Morgan: They all look accurate to me. We have those parcel pieces figured out, correct, Steve?

July 15, 2024

Knightsbridge CDD

Mr. Greene: It is incomplete still. We haven't received the signed warranty deeds back. It appears they are waiting for some confirmation from the city that the city will accept the road, and that the road is complete. They are hesitant to sign the warranty deeds as I understood speaking with their Acquisition Director.

Mr. Morgan: Okay, other than that, they all look good. I will make a motion to accept.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the June 17, 2024, Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2023 Audit Report**

Mr. Flint: The District is required to have an annual independent audit as a government entity. You've engaged DiBartolomeo, McBee, Hartley & Barnes as your independent auditor. The audit report is in your agenda. It has been transmitted to the state of Florida, which was required to be done by June 30<sup>th</sup>. There is no finding or recommendations, meaning it is a clean audit. If the Board has any comments or questions, we can discuss those, otherwise I'd ask for a motion to accept it and ratify the transmittal.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Acceptance of Fiscal Year 2023 Audit Report, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-10 Approving the Conveyance of Real Property to the District**

Ms. Trucco: The resolution that is in your agenda is for a sliver of property owned by the Sabetis that was intended to be included in the Phase 2 plat, but from our understanding it was just accidentally left out of the legal description in the Phase 2 plat. The City of Kissimmee and Osceola County are now requesting that the CDD accept that property from the Sabeti's currently because that is consistent with the plat notes that are in the recorded Phase 2 plat. From a legal perspective, we are okay with the CDD going ahead and accepting that property from the Sabeti's now, by specialty warranty deed. You have in your agenda, the resolution that is going to approve the conveyance of that sliver from the Sabeti's to the Knightsbridge CDD, which our understanding is consistent with the plat notes for the Phase 2 plat. You have a special warranty deed that is attached to the resolution as well as a certificate of the District Engineer. This states that the conveyance of that sliver from the Sabeti's to the CDD is consistent with the development plan for

July 15, 2024

Knightsbridge CDD

the CDD and that we also have a post-closing agreement where we ask Lennar to identify the CDD because of any damage. If it occurs because of being a conveyed as a property, now rather than later, after the infrastructure on the property has already finished being constructed. It's a little different of an order right now, but we are asking for a post-closing agreement to be signed from Lennar, just to cover the CDD from any damages that may occur as a result from taking it earlier that we usually do, and then we make sure the infrastructure on that sliver of property that we are taking now is completed within 180 days of recording the deed to the CDD. These have already been provided to Lennar and they are in the process of being signed now, and same with the District Engineer's certificate, but we wanted to get this resolution in front of the Board now in order approve the conveyance in general from the Sabeti's to the CDD at this time. If you have any questions for me, I'd be happy to answer them, otherwise we're looking of a motion to approve the resolution.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2024-10 Approving the Conveyance of Real Property to the District, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2024-11 Ratifying the Conveyance of Real Property to Developer**

Mr. Flint: Kristen, do you want to handle the next resolution?

Ms. Trucco: Yes, absolutely. This resolution deals with some property that was conveyed to the CDD from Phase 1, for the Phase 1 plat. The Phase 1 plat stated that the tract should be owned and maintained by the CDD. The Board has previously approved the resolution that was going to convey those tracts to the CDD, the District Engineer signed off on it, but we went ahead and recorded that deed to the CDD, but it was subsequently discovered that the tract was replatted in Phase 2. It is no longer a common public tract; it is part of a private lot in Phase 2. A portion of the tract that was conveyed to the CDD from Phase 1 plat, are now private property that the CDD no longer wants to own and maintain. This resolution is going to ratify the conveyance of real property from the CDD to AG EHC II (LEN) Multi State 2, LLC which is the entity that should be the owner of the Phase 2 private property at this time. We did receive a legal description for the parcel that needs to go to AG, and that's what is attached the resolution. Also attached to the resolution is our standard deed. It is actually a quit claim deed from the CDD for the portion of the parcels that need to AG. This was already approved by the District Engineer, you can see that the

July 15, 2024

Knightsbridge CDD

certificate was here, also was signed by the Counsel and Chair, but we proceeded with our court indent because the CDD can't be holding private property. Today what I'm looking for is a motion to approve this resolution, which will ratify this conveyance. If you have any questions, I'm happy to answer them now.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2024-11 Ratifying the Conveyance of Real Property to Developer, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Amending Agenda**

Mr. Flint: Staff reports, anything else Kristen?

Ms. Trucco: I don't have anything else currently to report to the Board.

**B. Engineer**

**i. Discussion of Pending Plat Conveyances**

**ii. Status of Permit Transfers**

Mr. Reid: I have a question on the conveyances, obviously there is still a lot of construction going on, is there a point where at the end of the construction where the flight is reviewed for any deficiencies that must be corrected by the developer prior to the District assuming they took responsibility?

Ms. Trucco: What we usually do is we will accept the property by deed until we have that sign off. With District staff, we must review the property, walk through them just to make sure it's acceptable to conveyance to the CDD.

Mr. Reid: I don't recall ever doing that. Should they be done by the developer? They may do it, but things like cracks in the pavement and erosion on pond rocks that occurred prior to the District doing maintenance on the site. So is that something we're scheduled? Also, I think there is a one-year maintenance bond on the city or roadway. I think that also has to be factored into the District's request of maintenance of the different tracts.

Mr. Morgan: We haven't had any turnovers in Phase 1, have we?

Mr. Scheerer: Just landscape.

Mr. Morgan: The only thing that has been turned over so far is landscaping in Phase 1, none of the ponds are, none of the roads.

July 15, 2024

Knightsbridge CDD

Mr. Bonin: What do you mean turned over?

Mr. Morgan: By the CDD for maintenance. Only landscaping has been turned over, no ponds.

Mr. Bonin: The ponds are not.

Mr. Scheerer: Well the landscaping around the ponds is in our hands. We're doing the right of way landscaping, circle re-entry, the playground amenity area, that the district owns, that's all been turned over to the District, but none of the roads.

Mr. Bonin: Is the road complete?

Mr. Morgan: Yes, it is complete.

Ms. Trucco: Dave, if you are aware of any damage to the property, you need to let us know because we could work that out with the developer before anything else is conveyed. That is something we can bring up as additional property that's ready to be conveyed to the CDD, we will run that pass through to make sure you all feel comfortable.

Mr. Reid: Okay, I am doing a maintenance report for everything else, and I didn't have an annual report for Knightsbridge, so I will draft something up for Knightsbridge too.

Mr. Morgan: Thank you, Dave.

Mr. Flint: Kristen, has the City of Kissimmee officially taken over the road? Or what court date does that get ratified on?

Ms. Trucco: It gets ratified at their City Council meeting on August 6<sup>th</sup>. Their deed is going on their agenda as well as what was stated in a local agreement, which states that Golden Knight Blvd. will be owned and maintained by the city of Kissimmee, instead of the CDD.

Ms. Dudley: Why is the CDD being deeded this portion of the road?

Mr. Bonin: From Park Seattle Parkway down to the circle, we originally wanted the City to own and maintain that road, but they said no, so the CDD took ownership of that road. Since the School Board came in, they want the city to own and maintain that road and not the CDD, and they got the city to agree to that. That's why we're conveying that road, but this is past that circle, so the city is not going to own that.

Mr. Flint: And it makes sense that the City owns that, because the school is not paying CDD assessments, they are exempt.

Mr. Reid: The onsite road is maintained by the CDD, right?

Mr. Morgan: Correct.

July 15, 2024

Knightsbridge CDD

Ms. Trucco: They will be once they are conveyed to the CDD, they will be maintained by the CDD. That is consistent with the plat. We are not doing anything contrary to plat, to the roadways. Except for Golden Knight Blvd, the city, at least staff, has agreed to accept Golden Knights Blvd. but the CDD would be maintaining it, according to our interlocal agreement with the city. That needs to be formally approved by City Counsel, before the CDD will maintain it.

Mr. Flint: When you say maintain, we're maintaining the landscaping not the road, right?

Ms. Trucco: That is consistent with the plat.

Mr. Bonin: The CDD is maintaining the landscaping, and the right of way of Golden Knight Blvd. but the city will own and maintain the sidewalks. Seth and Steve, I need you to tract the agenda of the city, Kissimmee for this August 6<sup>th</sup> agenda to make sure that this conveyance acceptance is happening. That agenda should be coming out in the next 10 days.

Mr. Scheerer: School is starting shortly after that.

Mr. Reid: Kristen, can we get the staff approval in an email?

Ms. Trucco: I can try, because they are staff, I can see if there is a way for them to fax approval prior to August 6<sup>th</sup>.

Mr. Bonin: Who at the School Board is amending this?

Mr. Reid: I was thinking the Director of Facilities, but he has not returned my call. His name is Dave Sharma.

Mr. Bonin: He's an attorney, isn't he?

Mr. Reid: No, he's a CFO for the School Board. Rhonda Blake is the Director of Planning Services over there.

Mr. Bonin: That's who I dealt with. Who is the one not getting the Sabetis what they are looking for?

Mr. Reid: From what I understand, the School Board likes some comfort level from the city of Kissimmee in order for them to accept the Sabetis acknowledgement to release their escrow.

Mr. Bonin: Who at the school board is the specific person that is not releasing the Sabetis in their obligation?

Mr. Reid: That is what I have to find out.

Mr. Bonin: We have to find out who that person is, so we can talk directly to them and get to them this staff approval of this city road. We are not waiting until August 6<sup>th</sup>. We have to know who this is and start with Rhonda Blake. Do you understand, Kristen?

July 15, 2024

Knightsbridge CDD

Ms. Trucco: I do, I just heard you.

Mr. Bonin: The Sabetis won't sign the conveyance document because the school does not have the correct assurance that the City has accepted this road to release the Sabetis of their offsite obligations.

Ms. Trucco: Okay, understood.

Mr. Bonin: We have to convince the School Board that the City has accepted this road.

Mr. Greene: Or is scheduled to accept this road. If we get something from staff, that will go at least a little way in convincing the City.

Mr. Bonin: Well, they already accepted the road, when they accepted the maintenance bond. This is just a redundant acceptance.

Mr. Greene: Regarding the Sabetis, they need something a little more concrete.

Mr. Bonin: We have to talk to the school board to find out what document they are actually looking for so we can produce the correct document.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have the check register for the General Fund, check 70-77 for \$25,821.40. Any questions?

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

**ii. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through the end of May. If you have any questions, we can discuss. There is no action required.

**D. Field Manager's Report**

Mr. Scherer: Not a lot to report. We are out there every week, and we will be out there just after this meeting today just reviewing what is in place for landscaping, bonds, and just checking out everyone's properties. They seem to be moving a lot of dirt quickly out there, so we will just continue to keep doing that.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

July 15, 2024

Knightsbridge CDD

**NINTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Morgan: I make a motion to adjourn.

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

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*George Flint*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Adam Morgan*  
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Chairman/Vice Chairman