

MINUTES OF MEETING
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, August 19, 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:

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|---------------------------------|---------------------|
| Adam Morgan | Chairman |
| Rob Bonin | Vice Chairman |
| Steve Greene | Assistant Secretary |
| Michelle Dudley | Assistant Secretary |
| Josmin Martinez <i>by phone</i> | Assistant Secretary |

Also present were:

| | |
|---------------------------|-------------------|
| George Flint | District Manager |
| Kristen Trucco | District Counsel |
| Dave Reid <i>by phone</i> | 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 four Board members present in person, and one joined by phone constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment period, and we just have the Board members and staff here.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 15, 2024 Meeting

Mr. Flint: Were there any comments, corrections, or changes to the July 15th meeting minutes?

Mr. Morgan: I make a motion to accept.

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On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the July 15, 2024 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: Next is the budget and assessment hearing. Is there a motion to open the hearing?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Public Hearing was opened.

A. Consideration of Resolution 2024-12 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Mr. Flint: The hearing is open and for the record there is no members of the public here to provide comment or testimony. We will bring it back to the Board. You have Resolution 2024-12 which adopts your Fiscal Year 2025 budget that starts on October 1, 2024 and runs through September 30, 2025. Attached to the resolution is the budget and includes Phase 1 being assessed and then Phase 2 is developer contributions. The budget hasn't changed significantly since you saw it when you approved the proposed budget. Any questions on the resolution or the budget?

Mr. Morgan: No.

Mr. Fling: Is there a motion to approve it?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2024-12 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2024-13 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: The next public hearing is to impose the assessments, and you have resolution 2024-13. The budget you just approved as well as the assessment roll are attached as exhibits to this resolution. This just puts the assessments in place that are contemplated in the budget that you just adopted. Any questions?

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2024-13 Imposing Special Assessments and Certifying and Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the hearing?

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On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Public Hearing was closed.

FIFTH ORDER OF BUSINESS

Adoption of District Goals and Objectives

Mr. Flint: The next item is District goals and objectives. I think the Board is aware that the legislature adopted a new requirement that Special Districts including CDDs adopt goals, objectives, and performance measures by October 1st of this year and then report on those on December 1, 2025. That would end up being an annual requirement. We have prepared some recommended goals and objectives to be able to meet the October 1st deadline and they are broken into three areas. Community communication and engagement, infrastructure and facilities maintenance, and financial transparency and accountability. Then under each one of those major headings we have recommended some goals, objectives, and measures. I think you have seen this memo in other Districts, so I won't go into any more detail unless you need me to. These are meant to mirror existing legal obligations that we have. The bar is set to a level that there is not going to be an issue meeting these. They can always be amended going forward if the Board wants to do that or if you have residents on the Board and they want to go into more detail they can do that. Any questions on the recommended goals and objectives?

Mr. Morgan: I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Adoption of District Goals and Objectives, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Kristen.

Ms. Trucco: Okay, great. Good morning, Board. Since the last update, there has been a ton of movement since the last meeting. We finished recording the clean-up deeds from the Phase 2 plat which included a deed from the Sabetis to the CDD and also a deed from the CDD to AGPHC2. Those deeds, I think the Board had previously approved those, so you have seen those. I can just confirm that we have gotten the final signoff, so we deeded and when a head and recorded those and that is finalized. Regarding an update on the amended and restated interlocal agreement with the City of Kissimmee, the city council just recently approved that amendment. I have gotten the signature page back and resent it out for recording last week. Once we have that recorded version back, I will bring all of those deeds and the recorded version of the agreement back and

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put it in the agenda just so you all can see and go ahead and ratify it. That was it for this CDD, do you have any questions?

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Flint: Engineer, we've got the standing discussion of pending plat conveyances and permit transfers. I think Kristen hit on some of that. Dave, anything under your report?

Mr. Reid: I am working on the permit transfer for Phase 1 with South Florida. I don't have that; I'll get those forms out for signature this week.

Mr. Flint: Okay. Any other questions for the Engineer?

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from July 2nd through August 5th for \$18,151.97. The detail is behind the summery. If there are any questions, we can discuss those. If not, I would ask for a motion of approve it.

Mr. Morgan: They all look appropriate to me; I make a motion to approve.

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: We also have the unaudited financials through the end of June. There is no action required, if the Board has any questions, we can discuss those.

iii. Approval of Fiscal Year 2025 Meeting Schedule

Mr. Flint: Each year the Board is required to adopt an annual meeting schedule and so we prepared one mirroring your current practice of meeting on the third Monday of the month from this location. It looks like the January meeting falls on a national holiday. We can leave it and just not meet, or we can not hold a January meeting.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved.

D. Field Manager's Report

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Mr. Flint: Field Manager's Report, Alan?

Mr. Scheerer: Not a lot to report. I'll be out on site later on today after the meetings are over. We are just really monitoring school traffic to see if it has any direct impact on the landscaping along the main boulevard coming in. Other than that, everything seems to be going well. If anybody has any questions, you can get a hold of me and let me know.

Mr. Bonin: I saw some pictures over the last week of the common areas being really wet. Does that ring a bell?

Mr. Scheerer: No, I was there last Monday. I didn't see it last Monday when I was there. There is an issue at Storey Creek.

Mr. Morgan: No, the Knightsbridge, the volleyball court area. Is that what you are talking about?

Mr. Scheerer: Oh, is it under water?

Mr. Morgan: We took care of that. The storm was clogged, and it wasn't draining.

Mr. Bonin: Is that where it was?

Mr. Morgan: Yes, that's what it was. So what we did, is Carly met the backtruck, because I had to be somewhere else. There is a drain in the middle of that thing. And we couldn't get the backtruck up there without breaking the infrastructure. So, we went from downhill and downstream and ran it up and cleaned it out and it's draining right now.

Mr. Bonin: Okay, so that's what that was.

Mr. Scheerer: I will double check that today when I get out there, but we haven't had any rain.

Mr. Flint: We will monitor that.

Mr. Scheerer: Send me the pictures if you get them, please, because I don't always get them.

Mr. Morgan: We'll know pretty quick next time it rains.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business or Supervisor's requests for Knightsbridge?

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

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NINTH 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.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman