

MINUTES OF MEETING
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, September 16, 2024, at 10:00 a.m. at the Oasis Club at Champions Gate at 1520 Oasis Club Blvd., Champions Gate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Steve Greene	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
Karly Chambers	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. There were three 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 staff and Board members.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 19, 2024 Meeting

Mr. Flint: We will move on to approval of the minutes from August 19, 2024. Did the Board have any comments or questions?

Mr. Morgan: Yes, they look good. I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Minutes of the August 19, 2024 Meeting were approved.

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FOURTH ORDER OF BUSINESS

Ratification of Series 2024 Requisitions #1, #2, #3

Mr. Flint: Next is Ratification of Requisitions 1, 2 and 3. Requisition 1 is for \$64 for legal services. Requisition 2 is for \$525 for engineering. Requisition 3 is for \$1,470 for engineering. These have been submitted to the Trustee for payment. Are there any questions?

Mr. Morgan: I will make a motion to ratify.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Series 2024 Requisitions #1, #2, and #3, were ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Recorded Amended and Restated Interlocal Agreement

Mr. Flint: Staff reports, Kristen.

Ms. Trucco: In your agenda is the amended and restated interlocal agreement with the city and the CDD. This is already finalized, it's already been approved by the City Council, but I wanted to bring back the signed version just for the record so you all have a copy of it. This basically acknowledges that the city agrees to accept Golden Knight Blvd. by deed from the CDD and that the CDD will be responsible for the maintenance of landscaping on Golden Knight Blvd. So, this was a change from the original plan. The original Interlocal Agreement stated that the CDD was going to own Golden Knight Blvd. This was an update, so the city has agreed to own Golden Knight Blvd. The CDD will be maintaining the landscaping there and then I can also confirm since the last meeting that we've also recorded a deed transferring that section of Golden Knight Blvd. to the city already. I was contacted by the county because it looks like there was an issue with the last section of the legal description on that recorded deed, but we reached out to the surveyor who completed the legal description, and my understanding is he's working on it right now to confirm whether he agrees with the county that there's an issue with the legal description. We'll keep you updated on that but eventually that will be finalized. It's already been recorded, but with this it looks like there may be an error with the surveyor. I don't have any other updates for you today but I'm here if you have any questions.

Mr. Morgan: Was that agreement between the CDD and Lennar for the use of the road?

Ms. Trucco: Yes. Thank you. Actually, in between the two meetings too, we were contacted by Lennar that they were going to be utilizing tract R2 of Phase 1 which included Maple Cross, Brentwood, and Rochester Drive and so we'd ask them to sign just a temporary license agreement

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acknowledging that they're going to be using those roads to import fill into private lots, so, they have agreed to sign that, and so that's also an update for the Board.

Mr. Morgan: Should we have the Board ratify that license agreement?

Ms. Trucco: If you don't mind, that would be great.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the License Agreement with Lennar, was approved.

Mr. Flint: Do you have the executed copy of that?

Ms. Trucco: I don't. I will have to contact Lennar.

Mr. Greene: I can probably get it from Barry Bichard.

Mr. Flint: We just need to make sure we get that into our records.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Flint: Engineer, this is Knightsbridge. Do we have an Engineer on for Knightsbridge?

Mr. Reid: Yes, it's Dave. I'm here.

Mr. Flint: Hey there, any update of anything?

Mr. Reid: I don't have anything this week, unless you got some questions. I did submit the reimbursement form last week. I assume everybody got it.

Mr. Flint: I need to check the status of the requisition. Any questions for Dave? Hearing none, we will move to the next item.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register from October 6th through September 3rd for the General Fund. Checks #82 through #88, totaling \$21,031.04. Are there any questions on the check register?

Mr. Morgan: I make a motion to approve.

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

ii. Balance Sheet and Income Statement

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Mr. Flint: We also have the unaudited financial statements through July 31st. There is no action required by the Board, if you have any questions, we can discuss those.

D. Field Manager’s Report

Mr. Flint: Field manager’s report.

Mr. Scheerer: Yes, Mark was on vacation last week, but we’ll pick up next week with our normal site visits and review in the community. Everything’s looking pretty good out there. The only question I would have is, it’s come up a couple of times about the playground holding water. I know that there has been some emails about that. Has anything been discussed or determined about that?

Mr. Bonin: Well, we have the one inlet that’s under the sidewalk that has to be done. Is that in the works?

Ms. Chambers: I provided you that proposal for all of the work.

Mr. Bonin: There’s an inlet that’s covered up by the sidewalk. There’s the playground. It’s not constructed how it needed to be. It was supposed to be elevated where it drained out. You talking about the swing set?

Mr. Scheerer: Yeah.

Mr. Bonin: That’s got to be fixed.

Mr. Scheerer: So, it’s in the works?

Mr. Bonin: And then I’m looking at possibly some more under drains, but I don’t. What I saw was too much. So, it’s in the works.

Mr. Scheerer: We’ll get through the rainy season then do it.

Mr. Bonin: There’s a couple of items. There’s like 3 different things that kind of need to be happening there so, but I’m aware of them and I just need to get them in motion.

Mr. Flint: There’s usually a lot of concrete holding those things down. Lifting those is a big deal.

Mr. Scheerer: That’s all I have. Thanks for the update.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business or supervisor’s requests?

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

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There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

On MOTION by Mr. Morgan, seconded by Ms. Bonin, 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