

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 21, 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
Michelle Dudley	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. Four Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period, and we don't have any public other than Board and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 16, 2024 Meeting

Mr. Flint: The next item is the approval of the minutes from September 16, 2024. Did the Board have any comments or questions?

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On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Minutes of the September 16, 2024 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Series 2024 Requisitions #4 – #5

Mr. Flint: The next item is ratification of requisitions #4 and #5. Are there any questions on those requisitions?

Mr. Morgan: No questions, I'll make a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Series 2024 Requisitions #4 – #5, were ratified.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Agreement for Phases 1 & 2 with Frank Polly Sod & Landscape

Mr. Scheerer: We included both Phases 1 & 2 this way we don't have to come back to the Board later once everything comes online for Phase 2. Both numbers are what is in our budget for 2025. Obviously, we are doing just the work in Phase 1 right now. The hurricane left us with a lot of dirt in the road which I think Mark took care of pretty quickly. We had a handful of trees down and some standing water in the volleyball court and playground but that seems to have drained away pretty quickly. I can answer any questions you might have on the contract, but it is what is in our budget for this year.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Landscape Maintenance Agreement for Phases 1 & 2 with Frank Polly Sod & Landscape, was approved.

**Ms. Martinez joined the meeting via phone at this time.*

SIXTH ORDER OF BUSINESS

Consideration of Proposal from Trace Air to Provide Drone Flyovers, Data Processing and Cloud Software Subscription Services

Mr. Flint: I asked the Board to defer action on the Trace Air proposal. We will defer that to the next meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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Mr. Flint: Staff reports, Kristen.

Ms. Trucco: The only update I have since the last Board meeting is regarding the deed that the CDD recorded for a portion of Golden Knight Boulevard to the City of Kissimmee. The property appraiser came back and said there was an issue with the legal description there so we drafted a quit claim deed from the Sabeti's to the CDD and it appears that portion of Golden Knight Blvd that needs to be deeded to the city is still owned by the Sabeti's actually so we have been working with a Lennar representative in order to get that deed signed by the Sabeti's which we are anticipating that to come in this week. I just ask for a motion to ratify my actions to date to try to rectify that.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, Ratifying District Counsel's Actions to Clean up Golden Knight Blvd, was approved.

Ms. Trucco: Once that is complete, we will bring the quit claim deed that is recorded back to the Board for further ratification. That is all I have unless you have any questions for me.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Flint: Engineer?

Mr. Reid: I don't have anything new. I am looking at the agenda here and will check on the permit transfer that would be for Phase 1 South Florida only. Is that correct?

Mr. Morgan: That is correct.

Mr. Reid: Okay.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from September 4th through October 7th. Any comments or questions on this?

Mr. Morgan: My question is why did we cut a check for \$3,900 to Hartford Terrace CDD?

Mr. Flint: It looks like we must have needed to reimburse them for some reason. I will have to get the answer to that.

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

ii. Balance Sheet and Income Statement

Mr. Flint: We also have the balance sheet and income statement. Any questions on that?

Ms. Dudley: What is the delay on the developer contributions? The prorated budget is a lot more than the received actuals.

Mr. Flint: The developer contributions are there and if we need it, we draw against it. It is there to be able to balance the expenses and we budget a full year on a lot of those line items. If we are not maintaining for a full year, we don't incur the expense so we don't need to submit a funding request.

Ms. Dudley: When you are doing the budget, do you try to get that as close as what you think is actually going to happen?

Mr. Flint: It depends if the budget is a build out budget out then we will balance it with a developer contribution. If the budget only includes the phases that we think we are going to maintain that year, then that number would be closer.

Ms. Dudley: Okay.

Mr. Flint: In this case we have a build out budget and based on proposed development, we are not sure when certain things are going to come online so we just balance it that way.

Ms. Dudley: Understood.

Mr. Flint: Any other questions on the financials?

D. Field Manager's Report

Mr. Flint: Field Manager's Report.

Mr. Scheerer: I think I inadvertently drifted into some of that during the Frank Polly approval. We did very well with the hurricane. Like I said, we had some standing water in the volleyball court area and playground area. It seems to have drained pretty good so far. I know Mark had a handful of trees that needed to be stood back up along with some stuff he did on the road cleaning up some of the mud and dirt that ended up on the road itself from what Mark told me. The other thing, I just want to ask a question. I have a plat; the Phase 1 plat doesn't say it but Phase 2 plat says it. I received a phone call from a resident asking about street trees in front of his home. The Phase 2 plat clearly states that the homeowner is responsible for the trees in the right

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of way between the sidewalk and curb. Is there anything contrary to that, that the Board is aware of?

Mr. Bonin: No, what is the concern?

Mr. Scheerer: We have a tree down between the sidewalk and curb in front of his house. He is asking the CDD to do it. The HOA said it wasn't them so they referred him to me but I checked the plats. One plat specifically says that residential lots are responsible for the trees in the right of way.

Ms. Dudley: It should be uniform throughout the community for sure.

Mr. Scheerer: That is going to be my response to the resident. I will talk to the HOA manager as well.

Mr. Morgan: Are there a lot of trees down like that?

Mr. Scheerer: No. That is all I have.

Mr. Bonin: What is the status on that drain being uncovered? Who put the sidewalk over the drain because I am not paying to do that.

Ms. Dudley: It has to do with the civil plans and the staking so it did manage to make its way there because it was such a tight turn. I did ask Jody to uncover it but have not heard from him on that. Barry spoke to him about it as well.

Mr. Bonin: Did Jody put it over top of it?

Ms. Dudley: Yes.

Mr. Bonin: Do they not have the plans?

Ms. Dudley: They do have the plans but.

Mr. Bonin: They have the plans. They have got plans and they have got visual, they can't be putting sidewalks on top of drains and then expecting me to pay to fix that.

Ms. Dudley: If the drain is slightly off and it ended up underneath the sidewalk, that could be a part of it.

Mr. Bonin: Do you know that for a fact?

Ms. Dudley: I just received the staking as-builts.

Mr. Bonin: At a minimum also we pay them to not be ignorant of knowing they are putting together hardscaping items to be able to construct an area that drains and maintains properly, there is supposed to be a drain in there and they see it on the plans. They have got to either know that

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they are not putting their work on top of a drain but also be on the look out for where that drain is supposed to be.

Ms. Dudley: Considering the drain is 3 ft. buried with just dirt from just washout and stuff like that, I am not surprised this happened.

Mr. Bonin: Okay, well that is not my problem. They have to take ownership in when they construct that to not install their work on top of other work. That is minimum expectation.

Mr. Morgan: Common sense.

Ms. Dudley: Yes, but like I said if it was staked out and they are following the stakes and it did end up crossing over the top of that drain and the drain happens to be in the wrong spot that could be part of it as well.

Ms. Martinez: Where does it drain?

Ms. Dudley: It drains into one of the ponds.

Mr. Morgan: It drains to the playground area.

Mr. Bonin: But more importantly, it collects a huge area of water that now doesn't have a place to go and is ponding in multiple spots because it doesn't have a low spot to get to.

Mr. Morgan: That other inlet that borders Phase 1 & 2 is clogged. I haven't had a chance to clean it yet.

Ms. Dudley: It should just be a service clog.

Mr. Morgan: I am going to have to go in from the street on Phase 1.

Ms. Dudley: You cleaned that one recently.

Mr. Bonin: When is Kirkland starting Phase 2?

Ms. Dudley: They are doing a walk sometime this week.

Mr. Bonin: When is he putting up the fence?

Ms. Dudley: I don't know, we have been discussing that. They can't start until the water meters are in.

Mr. Bonin: Can't order water meters?

Ms. Dudley: No, I can't order water meters until I have partial clearance.

Mr. Morgan: Let's not drift off CDD business. We can talk about water meters later.

Ms. Dudley: It is in CDD area.

Mr. Flint: Anything else Alan?

Mr. Scheerer: No sir.

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EIGHTH ORDER OF BUSINESS

Other Business

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

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 Mr. Greene, 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