

MINUTES OF MEETING
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, February 17, 2025, 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 <i>by phone</i>	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
Kathryn Farr <i>by phone</i>	Lennar Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were in attendance constituting a quorum. Mr. Greene and Ms. Martinez joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public here.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
November 18, 2024 Board of Supervisors
Meeting and Acceptance of Minutes of the
November 5, 2024 Landowners' Meeting**

Mr. Flint: The next item is approval of the November 18, 2024 Board of Supervisors meeting minutes and acceptance of the November 5, 2024 Landowners' meeting minutes. Are there any comments, corrections, or changes?

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On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the November 18, 2024 Board of Supervisors Meeting were approved as presented and the Minutes of the November 5, 2024 Landowners' Meeting, were accepted.

FOURTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Flint: The next is ratifying the agreement with the county for the use of the tax bill.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

FIFTH ORDER OF BUSINESS

Ratification of Series 2024 Requisition #6

Mr. Flint: Item five is the ratification of Series 2024 Requisition #6.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Series 2024 Requisition #6, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: I have no new updates for the Board today.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

Mr. Reid: One thing on the pond that transferred, we are checking up with that. It looks like it is active in the water management system but I have not received an email copy of the final permit transfer.

Mr. Flint: To maintenance?

Mr. Reid: Yes, for the transfer and the perpetual maintenance. We filed that last November and we should have received the actual permit by now or should be shortly if we haven't got it. I will have somebody check on that again.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: The next item you have is approval of the check register.

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On MOTION by Mr. Morgan, seconded by Mr. Greene, 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 December. Any comments or questions? No action is required these are for information purposes only.

D. Field Manager's Report

Mr. Scheerer: The only thing I am really working on out there are the streetlights. I have been doing a regular audit of all the lights. I have a total of 11 that are currently out and that still have the wires taped to the pole.

Mr. Morgan: Are you talking about Phase 1 or Phase 2?

Mr. Scheerer: Phase 1, these are on Brentwood and Worchester. I have been going back and forth with the utility provider. I am reporting them every time I am out there. I am just letting you know I have some residents there that are asking about the streetlights especially on Worchester. You can clearly see when you drive by the streetlights that the wires are taped to the poles.

Mr. Morgan: Who is our streetlight vendor out there Alan?

Mr. Scheerer: Duke Energy. I just wanted to make you aware of that. That is all of the lights that were out as of last week. I am going out there about every two weeks to follow up on this and I continue to report these lights as being out and that the wires are taped to the pole to Duke Energy on their online system. I don't know if you have anybody else I can go to.

Mr. Greene: Are you going to Gerald Rooks?

Mr. Scheerer: No, I am doing the online report.

Mr. Greene: Oh, that is a waste. I am going to text you Gerald Rooks's information.

Mr. Bonin: By the way, we are moving to solar in Phase 2, solar lights.

Mr. Flint: Through Duke?

Mr. Bonin: It is either TECO or Streetleaf.

Mr. Flint: It sounds like the CDD is going to own the poles then, right?

Mr. Scheerer: So, we will own them outright?

Mr. Bonin: Yes, there will be an agreement to lease like \$45 a pole.

Mr. Flint: Oh, it's a lease agreement.

Mr. Scheerer: Good, they will do the maintenance. Perfect!

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Mr. Bonin: We are trying to move to solar on every job. The costs are a little less up front and a little more on the backend but it nets about the same. We are even trying to negotiate with them to get them down on the backend but there is way more pros than cons of going solar.

Mr. Scheerer: What is the backend cost associated?

Mr. Bonin: Of the three different solar companies, they are all about \$50 a pole but we are trying to get it down from that.

Mr. Flint: That is the capital cost or the monthly?

Mr. Bonin: That is the monthly service cost. Duke and the other power companies are a little lower but then you have the electric bills that you don't have with solar. We are trying to get them to about the same.

Mr. Flint: I think electric is in the low thirties, 35 maybe.

Mr. Scheerer: That is everything, the lease and the pole. KUA at Tohoqua was even cheaper than that.

Mr. Bonin: KUA?

Mr. Scheerer: Yes, \$27.

Mr. Bonin: Their upfront costs are almost nothing so we are trying to work with them to where we will pay a little more upfront to have a smaller number on the backend.

Mr. Flint: That is what you meant on the backend; you meant the monthly fee.

Mr. Bonin: We are trying to get it to where it is really about the same to the HOA or CDD whoever is managing it. We are in works with them. We are trying to move to solar based everywhere and Knightsbridge I know will be one of the first ones.

Mr. Scheerer: If there is any information preliminary that you have as far as the ongoing costs are going to be that I can get. We have talked about this. We are going into budget season. I am already creating folders and getting things ready for various Districts.

Mr. Bonin: Get with Karly. I have assigned Karly to lead the way there. Will and Barry are doing it.

Mr. Scheerer: I just wanted to make sure our numbers that we had projected in the 2025 budget don't change too much for the 2026 budget.

Mr. Bonin: One thing that I want to bring up on Knightsbridge. At the roundabout, the area off to the East of the roundabout like North of Phase 2 and South of the lake where the mitigation bank has to have access through there, I don't know if a fence has been put up there yet but a fence

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has got to go there so can you work with Karly. Teresa was originally handling it and I don't think it ever got done. I think we were engaged with Kirkland to put some fencing up there but it is becoming a trash dump site.

Mr. Morgan: I have already cleaned it up twice.

Mr. Bonin: We have cleaned it up and short of us putting a fence there that has to have a gate on it so the mitigation bank can access it, but we have to have a fence there right off the back of the curb because it is dark and an easy spot to dump trash. Short of putting a fence there and keeping vehicles from dumping.

Mr. Scheerer: I am pretty sure Karly is on this call somewhere. I meet with her on Wednesday and we will go over these various items.

Mr. Morgan: If Kirkland can't get to it, Horizon can do it quick.

Mr. Bonin: What, put a fence up there?

Mr. Morgan: Yes, and a gate. They do it for me all the time.

Mr. Bonin: Alright, whoever can get there first.

Mr. Morgan: They are cheap too.

Mr. Bonin: I asked to do this months ago.

Mr. Morgan: I agree. I have cleaned this space up twice.

Mr. Bonin: It is just something that we need to install and then monitor.

Mr. Flint: Anything else Alan?

Mr. Scheerer: No sir.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Anything from the Board? There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Any Supervisors requests? There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

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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