

**MINUTES OF MEETING
VIERA STEWARDSHIP DISTRICT**

The Board of Supervisors of the Viera Stewardship District held a Special Meeting on July 14, 2023, at 9:30 a.m., at The Viera Company, 7380 Murrell Road, Suite 201, Viera, Florida 32940. The public was able to participate via Zoom or mobile app, at <https://us06web.zoom.us/j/87275835136?pwd=bmFOTFFWSmxZd0dFTE1DS0xOSGRZdz09>, and telephonically at 305-224-1968, Meeting ID: 872 7583 5136, Passcode: 976817 for both.

Present were:

Todd J. Pokrywa	Chair
Amy Mitchell	Vice Chair
Cathleen Conley	Secretary
Christopher Wright	Assistant Secretary

Also present were:

Ernesto Torres	Wrathell, Hunt and Associates, LLC (WHA)
Jennifer Kilinski	District Counsel
Hassan Kamal	District Engineer
Paul Martell	Treasurer
Michael Arnold	The Viera Company
Ben Wilson	The Viera Company
Bill Lites (via Zoom)	Zev Cohen & Associates, Inc. (ZCA)
Eva Rey (via Zoom)	Community Manager
Sarah Warren (via Zoom)	Bond Counsel
Brett Sealy	MBS Capital Markets, LLC (MBS)
Misty Taylor	Bryant Miller Olive
Emily Buckley	A. Duda & Sons

FIRST ORDER OF BUSINESS

Call to Order

Mr. Torres called the meeting to order at 9:30 a.m.

The Oath of Office was administered to Supervisor-Elect Amy Mitchell prior to the meeting.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors Pokrywa, Mitchell, Conley and Wright were present. Supervisor Bissett was not present.

THIRD ORDER OF BUSINESS

Public Comments (limited to 3 minutes per person)

There were no public comments.

FOURTH ORDER OF BUSINESS

Approval of June 13, 2023 Special Meeting Minutes

The following changes were made:

Lines 224: Change “the portion” to “all”

Lines 522 through 524: Change “BWP” to “VWP”

On MOTION by Mr. Wright and seconded by Ms. Conley, with all in favor, the June 13, 2023 Special Meeting Minutes, as amended, were approved.

FIFTH ORDER OF BUSINESS

Update: Series 2023 Financing Timeline

Mr. Sealy stated the bonds were successfully priced and six institutions purchased the bonds. Following actions to be taken today, the documents will be executed and the closing will be on July 18, 2023.

SIXTH ORDER OF BUSINESS

Consideration of Ancillary Financing Documents (in substantial form)

Ms. Kilinski stated that all the documents are in final form, not substantial form. She presented and explained the purpose of the following documents:

- A. Declaration of Consent (Pulte)**
- B. Declaration of Consent (Duda)**
- C. Declaration of Consent (TVC)**

- D. Tri-Party True-Up Agreement
- E. Tri-Party Collateral Assignment
- F. Completion Agreement
- G. Notice of Assessments

On MOTION by Ms. Mitchell and seconded by Mr. Wright, with all in favor, Pulte Home Company LLC Declaration of Consent, A. Duda & Sons, Inc. Declaration of Consent, The Viera Company Declaration of Consent, Tri-Party True-Up Agreement, Tri-Party Collateral Assignment, Completion Agreement and Notice of Assessments, were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Making Certain Findings; Approving the Supplemental Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2023 Bonds; Confirming the Maximum Assessment Liens Securing the Series 2023 Bonds; Levying and Allocating Assessments Securing the Series 2023 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date

Ms. Kilinski stated that Resolution 2023-07 accomplishes the following:

- Levies the assessment lien for the 2023 bonds.
- Sets forth findings related to previous actions by the Board.
- Provides the pricing for the bonds.
- Sets the parameters of the bonds.
- Authorizes the District Manager to record the lien in the Lien Improvement Book.

On MOTION by Mr. Wright and seconded by Ms. Mitchell, with all in favor, Resolution 2023-07, Making Certain Findings; Approving the Supplemental Engineer’s Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2023 Bonds; Confirming the Maximum Assessment Liens Securing the Series 2023 Bonds; Levying and Allocating Assessments Securing the Series 2023 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Requisition(s)

- **Number 2: The Viera Company [\$6,669,231.00]**

Ms. Kilinski stated that this and the upcoming items are portions of the 2023 Project ready to be requisitioned from the Acquisition and Construction Account.

On MOTION by Ms. Mitchell and seconded by Mr. Wright, with all in favor, The Viera Company Requisition Number 2, in the amount of \$6,669,231.00, was approved.

NINTH ORDER OF BUSINESS

Consideration of Acquisitions

Ms. Kilinski presented the following and noted that the acquisition packages are similar to ones presented in the past:

- A. **Pineda Blvd West Segment G/H; Seg F/G/H Phases 1 and 3**
- B. **Pineda Blvd Segment C-D**
- C. **Pineda Blvd West Segment E**

On MOTION by Mr. Wright and seconded by Ms. Conley, with all in favor, Pineda Blvd West Segment G/H, Seg F/G/H Phases 1 and 3; Pineda Blvd Segment C-D; and Pineda Blvd West Segment E Acquisitions, all in substantial form and in the not-to-exceed amounts set forth, were approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Mr. Torres presented Resolution 2023-05.

On MOTION by Mr. Pokrywa and seconded by Ms. Mitchell, with all in favor, Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2023

On MOTION by Mr. Pokrywa and seconded by Mr. Wright, with all in favor, the Unaudited Financial Statements as of May 31, 2023, were accepted.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

Ms. Kilinski stated recently-approved legislation requires Supervisors to complete a four-hour ethics course; the course can be taken in various ways, including online or her firm is offering Zoom training. This requirement becomes effective in 2024.

B. District Engineer: BSE Consultants Inc.

Mr. Kamal recalled discussion at the last meeting regarding pricing for investigating the water level elevation variances in some lakes; pricing is expected next week. Regarding the repair to the damaged structure at the gas main crossing in the Two-Mile Canal. A contractor inspected the areas and temporary repairs so the gas main can be protected are expected. The total price is \$74,641. It is a difficult project because access is limited and not easy.

On MOTION by Mr. Wright and seconded by Ms. Conley, with all in favor, the Brewer Paving and Development proposal, in a not-to-exceed amount of \$75,000, subject to District Counsel review and preparation of a standard District contract and execution by the Chair, was approved.

C. Environmental Consultant: Zev Cohen & Associates

Mr. Lites reported the following:

- The PCT Management Plans for Villages 1 and 2 are being updated and will be reviewed by the VSD and the County before proceeding with implementation in Fiscal Year 2024.
- Work with a “Burn Supervisor” will commence to develop a burn plan for the VWP Stage 2 Conservation Districts; work will likely start in the J-4 Woods, which is the northern large area.

D. Community Association Manager: Eva Rey

There was no report.

E. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: August 15, 2023 at 9:30 AM**
 - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Pokrywa and seconded by Mr. Wright, with all in favor, the meeting adjourned at 10:01 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair