

**MINUTES OF MEETING
VIERA STEWARDSHIP DISTRICT**

The Board of Supervisors of the Viera Stewardship District held a Public Hearing and Regular Meeting on August 15, 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/89548653960?pwd=Ni80MkRxcjkZFZGRVYXJPNi9QZ0owdz09>, and telephonically at 305-224-1968, Meeting ID: 895 4865 3960, Passcode: 997239 for both.

Present were:

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

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC (WHA)
Jennifer Kilinski (via Zoom)	District Counsel
Hassan Kamal (via Zoom)	District Engineer
Paul Martell	Treasurer
Bill Lites (via Zoom)	Zev Cohen & Associates, Inc. (ZCA)
Eva Rey (via Zoom)	Community Manager
Jay Decator	The Viera Company

FIRST ORDER OF BUSINESS

Call to Order

Mr. Wrathell called the meeting to order at 9:31 a.m.

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.

On MOTION by Mr. Wright and seconded by Ms. Mitchell, with all in favor, the July 14, 2023 Special Meeting Minutes, as presented, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Viera Stewardship District Special Assessment Revenue Bonds, Series 2023; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Ms. Mitchell and seconded by Mr. Wright, with all in favor, Resolution 2023-08, Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Viera Stewardship District Special Assessment Revenue Bonds, Series 2023; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Viera Stewardship District

Ms. Kilinski stated this process is statutorily required, subsequent to a bond issuance. She requested approval in substantial form.

On MOTION by Mr. Wright and seconded by Ms. Conley, with all in favor, the Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Viera Stewardship District, in substantial form and authorizing Staff to record the Disclosure, upon completion, was approved.

SEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year
2023/2024 Budget

A. Proof/Affidavit of publication

B. Engineer’s Report

This item was presented during Item 7C.

C. Consideration of Resolution 2023-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending in September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Wrathell reviewed the changes to the proposed Fiscal Year 2024 budget since the last meeting, which includes Mr. Martell’s input on platted lots and undeveloped acres and Mr. Decator’s previous suggestion of an increase to the Ecor Industries stormwater maintenance contract to be presented in Item 9E. It reflects the Chair’s wish to keep assessments flat, year-over-year. All additional platted lots and undeveloped acres will share in the Operations and Maintenance (O&M) and future debt assessment increases once the Series 2023 bond capitalized interest period ends.

▪ **Engineer’s Report**

This item, previously Item 7B, was presented out of order.

Mr. Kamal reviewed the pending changes to the draft Engineer’s Report for the Operations and Maintenance Assessment for Fiscal Year 2023/2024, dated August 2023, which is subject to approval of Item 9E.

Mr. Pokrywa referred to Table 1 and noted that the amount for the “Wetland/Habitat Maintenance in VWP, Stage 2” improvement should reflect the \$160,000 depicted on Page 3. Mr. Kamal will make that correction.

On MOTION by Mr. Wright and seconded by Ms. Mitchell, with all in favor, the Engineer’s Report for the Operations and Maintenance Assessment for Fiscal Year 2023/2024, dated August 2023, in substantial form as outlined by Mr. Kamal, was approved.

On MOTION by Mr. Pokrywa and seconded by Ms. Mitchell, with all in favor, the Public Hearing was opened.

No members of the public or affected property owners spoke.

On MOTION by Mr. Pokrywa and seconded by Ms. Mitchell, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Wright and seconded by Ms. Conley, with all in favor, Resolution 2023-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending in September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Ms. Mitchell and seconded by Mr. Wright, with all in favor, Resolution 2023-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Ratification Items

- A. FPL LED Lighting Agreement – Adelaide PH 6A & B WR 6490837
- B. FPL LED Lighting Agreement – Laurasia PH 2 NC WR 11567651
- C. FPL LED Lighting Agreement – Pangea Park Phase 3 WR 12030145
- D. FPL LED Lighting Agreement – Pangea Park Phase 4 WR 12030147
- E. Ecor Industries, Inc., Fifteenth Amendment to Aquatic Maintenance Services Agreement

On MOTION by Mr. Wright and seconded by Ms. Mitchell, with all in favor, Items 9A through 9E, were ratified.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

On MOTION by Mr. Wright and seconded by Ms. Mitchell, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

Ms. Kilinski thanked Mr. Pokrywa for the tour of the model homes at Stewardship District last week and The Viera Company, while attending the AFCD Board Meeting .

B. District Engineer: BSE Consultants Inc.

Mr. Kamal reported the following:

- Two-mile Canal Repair Project: A call is scheduled with the contractor to go over questions about the District’s standard contract that Ms. Kilinski provided.
- Trasona Lake: Time and material quotes are being obtained for a diver to inspect the work and remove any plugs within the next few days.

C. Environmental Consultant: Zev Cohen & Associates

Mr. Lites stated that updates to the PCT Management Plans are almost complete and will be submitted to Brevard County for review and approval. Once approved, the District will proceed to manage the PCT for Villages 1 and 2 in the next fiscal year.

D. Community Association Manager: Eva Rey

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

There were no Community Association Manager or District Manager reports.

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

▪ **Public Comments (limited to 3 minutes per person)**

This item was an addition to the agenda.

This item will be added to future agendas.

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Pokrywa and seconded by Mr. Wright, with all in favor, the meeting adjourned at 9:59 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair