

**MINUTES OF MEETING
HAM BROWN RESERVE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Ham Brown Reserve Community Development District held a Regular Meeting on April 16, 2024, at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present at the meeting were:

Jack Traynor	Chair
Atino Secor	Vice Chair
Dan Fitzpatrick	Assistant Secretary
Ryan O'Dowd	Assistant Secretary
Mike Roche	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Xabier Guerricagoitia	District Engineer
Steve Riley	Member of the public
Daniel Beard	Member of the public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:03 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Sanchez explained the protocols for public comment.

Resident Steve Riley stated he is a resident of Brighton Lakes and was informed, upon purchasing his home, that the area behind the home is an animal sanctuary when, in actuality, his backyard directly borders the Ham Brown CDD. He voiced concerns about privacy and asked if the CDD could install a fence or barrier to separate the two communities. A Board Member stated, as a Developer, there are a set of plans in place that outline what the CDD is going to do and rules are being put in place, from an HOA perspective, for the improvements that are being installed in the CDD. Although he is unsure of what is currently in the plans, the CDD is required to build through the approval process with Osceola County. The Board will evaluate the area

and do its due diligence with the County to determine how best to address this and provide an update at a future meeting. Ms. Cerbone urged Mr. Riley to email documents or photographs to Management for public records documentation purposes.

Resident Daniel Beard stated he resides in Brighton Lakes. He echoed Mr. Riley's concerns about privacy and his opinion that a buffer, fence or barrier is needed to separate the two communities.

Discussion ensued regarding privacy, home values, site development, future phases, if the single-family homes planned for the area in question will be one or two stories, Phase 2, lot sizes and the County.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2024-16, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2024-16. She reviewed the proposed Fiscal Year 2025 budget, which is a Landowner-contribution type of budget, with expenses funded as they are incurred.

Mr. Earlywine asked for a project update in terms of a substantial completion date, the timing of the delegated award resolution, the bond process, the Developer Funding Agreement, the utilities, home closings and the Operation and Maintenance (O&M) budget. Mr. Traynor stated, if the CDD can sub-phase, substantial completion will occur in October or November 2024 and the Board would be amenable to a June bond issuance date; the first home closings are anticipated to occur in mid-2025. Mr. Earlywine suggested a conference call with the Chair, District Engineer and Mr. Jon Kessler to discuss the construction and bond schedule. Mr. Earlywine will prepare a delegated award resolution by the next meeting.

Regarding the proposed Fiscal Year 2025 budget, Ms. Cerbone stated, at some point, Staff will present an agreement for a contract with CMP and have it in place to process invoices on the funding agreement. She discussed the CDD taking on Field Operations expenses towards the end of Fiscal Year 2025 and advertising a Request for Proposals (RFP) for those services.

On MOTION by Mr. Roche and seconded by Mr. Secor, with all in favor, Resolution 2024-16, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 28, 2024 at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-17, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2023/2024 and Providing for an Effective Date

Ms. Sanchez presented Resolution 2024-17. The following will be inserted into the Fiscal Year 2024 Meeting Schedule:

DATES: May 22, 2024; June 26, 2024; July 24, 2024; August 28, 2024 and September 25, 2024

Time: 11:00 AM

The location is to be determined.

On MOTION by Mr. Traynor and seconded by Mr. Roche, with all in favor, Resolution 2024-17, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-18, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date

Ms. Sanchez presented Resolution 2024-18. The terms of Seats 3, 4 and 5, currently held by Mr. Fitzpatrick, Mr. Roche and Mr. O'Dowd, respectively, will be extended to coincide with the November 2026 General Election. The terms of Seats 1 and 2, currently held by Mr.

Traynor and Mr. Secor, respectively, will be extended to coincide with the November 2028 General Election.

On MOTION by Mr. Secor and seconded by Mr. Roche, with all in favor, Resolution 2024-18, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-19, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Ms. Sanchez presented Resolution 2024-19. The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATES: October 23, 2024; January 22, 2025; February 26, 2025; March 26, 2025; April 23, 2025; May 28, 2025; June 25, 2025; July 23, 2025; August 27, 2025 and September 24, 2025

TIME: 11:00 AM

The location is to be determined.

On MOTION by Mr. Roche and seconded by Mr. Fitzpatrick, with all in favor, Resolution 2024-19, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-11, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 29, 2024

On MOTION by Mr. Secor and seconded by Mr. Fitzpatrick, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of February 14, 2024 Regular Meeting and Audit Committee Meeting Minutes

On MOTION by Mr. Roche and seconded by Mr. Secor, with all in favor, the February 14, 2024 Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

B. District Engineer: Boyd Civil Engineering, Inc.

There were no reports from District Counsel or the District Engineer.

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

Ms. Cerbone stated the Bond Validation hearing will be held on Monday, May 2, 2024.

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

The next meeting will be held on May 22, 2024 at 11:00 a.m. Staff will confirm availability of the Hampton Inn & Suites.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Discussion ensued regarding the ethics training requirement deadline and filing Form 1.

Ms. Sanchez will email links to register with the Commission on Ethics and file Form 1 electronically.

TWELFTH ORDER OF BUSINESS

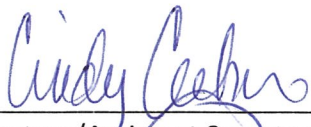
Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Roche and seconded by Mr. Secor, with all in favor, the meeting adjourned at 11:41 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair