

# SUNCOAST COMMUNITY DEVELOPMENT DISTRICT

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1 **August 10, 2022, Minutes of the Public Hearing and Regular Meeting**

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3 **Minutes of the Public Hearing and Regular Meeting**

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5 The Public Hearing and Regular Meetings of the Board of Supervisors for Suncoast Community  
6 Development District was held on **Wednesday, August 10, 2022, at 7:00 p.m.** at Marriot Spring  
7 Lake Suites located at 16615 Bexley Village Dr., Land O' Lakes, FL 34638.

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10 **1. CALL TO ORDER**

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12 Heather Dilley called the Public Hearing and Regular Meetings of the Board of Supervisors of  
13 the Suncoast Community Development District to order on **Wednesday, August 10, 2022, at**  
14 **7:03 p.m.**

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16 **Board Members Present and Constituting a Quorum:**

17 Matthew Thebeau Vice Chairman  
18 Edmund Latif III Supervisor *(via conference call)*  
19 Tammy Latif Supervisor  
20 John Vento Supervisor

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22 **Staff Members Present:**

23 Heather Dilley District Manager, Inframark

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25 There were two (2) audience member in attendance.

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27 Angie Grunwald, Inframark HOA Manager  
28 Clay Wright, Inframark Field Manager

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31 **2. PUBLIC COMMENTS ON AGENDA ITEMS**

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33 There were no public comments on agenda items.

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35 **3. RECESS TO PUBLIC HEARING**

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37 Ms. Dilley directed the Board to recess to Public Hearing.

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40 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2023 BUDGET**

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42 **A. Open the Public Hearing on Proposed Fiscal Year 2023 Budget**

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MOTION TO:	Open the Public Hearing at 7:05.
MADE BY:	Supervisor Thebeau
SECONDED BY:	Supervisor Vento
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**B. Staff Presentation**

There were no staff presentation.

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**C. Public Comment**

There were no public comments.

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**D. Consideration of Resolution 2022-03; Adopting Proposed Final Fiscal Year 2023 Budget**

The Board reviewed and discussed the resolution.

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MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Latif
SECONDED BY:	Supervisor Vento
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**E. Close the Public Hearing on Adopting Proposed Fiscal Year 2023 Budget**

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MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Latif III
SECONDED BY:	Supervisor Vento
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

**A. Open the Public Hearing on Levying O&M Assessments**

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MOTION TO:	Open the Public Hearing at 7:07 p.m.
MADE BY:	Supervisor Thebeau
SECONDED BY:	Supervisor Latif III
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**B. Staff Presentation**

There were no staff presentation.

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**C. Public Comment**

There were no public comments.

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**D. Consideration of Resolution 2022-04; Levying O&M Assessments**

The Board reviewed and discussed the resolution.

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MOTION TO:	Approve Resolution 2022-04.
MADE BY:	Supervisor Thebeau
SECONDED BY:	Supervisor Vento
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**E. Close the Public Hearing on Levying O&M Assessments**

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MOTION TO:	Close the Public Hearing at 7:09 p.m.
MADE BY:	Supervisor Latif
SECONDED BY:	Supervisor Latif III
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**6. RETURN AND PROCEED TO THE REGULAR MEETING**

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Ms. Dilley directed the Board to proceed to the regular meeting.

125 **7. VENDOR/STAFF REPORTS**

126 **A. District Counsel**

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128 The District Counsel was not present for the meeting.

129 **B. District Engineer**

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131 The District Engineer was not present for the meeting.

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133 **C. District Manager**

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135 Ms. Dilley addressed the streetlights that were approved may leave dark spots as the new poles  
136 would be shorter and would not project the same amount of light.

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138 Ms. Dilley announced there are two candidates running for seat 2.

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140 Ms. Dilley also mentioned about that the Arborist will be trimming the three tall palms next  
141 week and a walk through with LMP was occurring on Thursday.

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143 **8. BUSINESS ITEMS**

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145 **A. Consideration of Resolution 2022-05; Setting Fiscal Year 2023 Meeting Schedule**

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147 The Board reviewed and discussed the resolution.

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MOTION TO:	Approve the Resolution 2022-05.
MADE BY:	Supervisor Latif
SECONDED BY:	Supervisor Vento
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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156 **B. Consideration of Promissory Note between CDD & HOA**

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158 The Board reviewed the promissory note.

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MOTION TO:	Approve the Promissory Note between the CDD and the HOA.
MADE BY:	Supervisor Latif
SECONDED BY:	Supervisor Vento
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

167 **9. CONSENT AGENDA**

168 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting July 13,**  
169 **2022.**

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171 The Board reviewed the meeting minutes.  
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MOTION TO:	Approve the meeting minutes for July 13, 2022.
MADE BY:	Supervisor Latiff III
SECONDED BY:	Supervisor Vento
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

- 179  
180 **B. Consideration of Operations and Maintenance Expenditures April 2022.**  
181 **C. Consideration of Operations and Maintenance Expenditures June 2022.**  
182 **D. Consideration of Operations and Maintenance Expenditures July 2022.**  
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184 The Board reviewed the O&Ms for April, June, and July of 2022.  
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MOTION TO:	Approve the Operations and Maintenance Expenditures for April, June, and July of 2022.
MADE BY:	Supervisor Latiff III
SECONDED BY:	Supervisor Vento
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

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194 **E. Review of Financial Statements through June 30, 2022**

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196 The Board reviewed the Financial Statements for the month ending June 30, 2022.  
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198 **10. MANAGEMENT REPORTS**

- 199 **A. District Manager**  
200 **i. Community Inspection Reports**

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202 The Board reviewed the Community Inspections.

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204 **11. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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206 There were no supervisor request or audience comments.  
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209 **12. ADJOURNMENT**

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MOTION TO:	Adjourn at 7:36 p.m.
MADE BY:	Supervisor Thebeau
SECONDED BY:	Supervisor Latiff
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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219 *\*Please note the entire meeting is available on disc.*

220

221 *\*These minutes were done in summary format.*

222 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
223 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
224 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

225

226 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
227 noticed meeting held on 9/14/22.

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Signature

231 Matthew Thebeau

232 Printed Name

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234 Title:  Chairman

235  Vice Chairman

236  Secretary

237  Assistant Secretary

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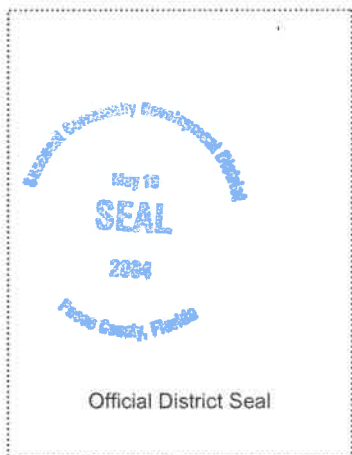
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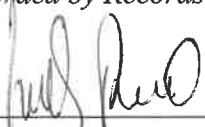
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Recorded by Records Administrator

  
Signature

9/15/22

Date