

**MINUTES OF MEETING  
UNIVERSITY SQUARE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the University Square Community Development District held a Regular Meeting on May 12, 2022 at 12:00 p.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.

**Present were:**

Jeffery Staner	Chair
Tim Byal	Vice Chair
Mark Geschwendt	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 12:14 p.m. Supervisors Geschwendt, Byal and Staner were present, in person. Supervisor Pomeroy was not present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 4; Term Expires November 2022 (*the following to be provided in a separate package*)**

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

**III. Form 1F: Final Statement of Financial Interests**

**D. Form 8B: Memorandum of Voting Conflict**

This item was deferred.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date**

This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2022-02. Seats 2 and 3, currently held by Supervisors Byal and, Geschwendt, respectively, and vacant Seat 4 will be up for election at the Landowners' Meeting. The meeting will be held at 11:45 a.m., instead of 12:00 p.m.

**On MOTION by Mr. Geschwendt and seconded by Mr. Byal, with all in favor, Resolution 2022-02, as amended, Designating a Date, Time, and Location of November 15, 2022 at 11:45 a.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928, for a Landowners' Meetings and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2022-03. The proposed Fiscal Year 2023 budget was reduced slightly, which resulted in a slight decrease in assessment levels.

**On MOTION by Mr. Byal and seconded by Mr. Geschwendt, with all in favor, Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 11, 2022 at 12:00 p.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04, Designating Dates, Times, and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

Mr. Adams presented Resolution 2022-04. The November 15, 2022 date for the Landowners' Meeting would be inserted into the Resolution.

The following change was made:

TIME: Change November time from "12:00 p.m." to "11:45 a.m."

**On MOTION by Mr. Geschwendt and seconded by Mr. Byal, with all in favor, Resolution 2022-04, Designating Dates, Times, and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023, as amended, and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2022**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022. He reported Mr. Krebs' plan to evaluate all CDD infrastructure before any remaining funds are transferred to surplus fund balance.

Shared costs and whether to use funds to paint the traffic signal, were discussed.

In response to a question about stormwater drains, Mr. Adams replied that the CDD will have to do a permit modification if the party decides to build a hotel on the parcel. They will also be required to have the CDD sign off on the Consent Form.

A Board Member suggested Mr. Adams have the Aquatics Contractor inspect the fish pond. Regarding sharing maintenance responsibilities, Mr. Adams identified the CDD’s area on the map and stated that the CDD is responsible for the control structure.

The financials were accepted.

**NINTH ORDER OF BUSINESS**

**Approval of August 12, 2021 Public Hearing and Regular Meeting Minutes**

Mr. Adams presented the August 12, 2021 Public Hearing and Regular Meeting Minutes.

**On MOTION by Mr. Geschwendt and seconded by Mr. Byal, with all in favor, the August 12, 2021 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Coleman Yovanovich Koester***

There was no report.

**B. District Engineer: *Hole Montes, Inc.***

There was no report.

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

**I. 0 Registered Voters in District as of April 15, 2002**

**II. NEXT MEETING DATE: August 11, 2022 at 12:00 p.m.**

**○ QUORUM CHECK**

The next meeting will be held on August 11, 2022.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

There were no Supervisors' requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned.

**On MOTION by Mr. Staner and seconded by Mr. Geschwendt, with all in favor,  
the meeting adjourned at 12:25 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair