

**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 9, 2024 at 12:00 p.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.

Present were:

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| Jeffery Staner | Chair |
| Rich Pomeroy | Vice Chair |
| Mark Geschwendt | Assistant Secretary |

Also present were:

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| Chuck Adams | District Manager |
| Greg Urbancic (via telephone) | District Counsel |
| Mark Battaglia | Supervisor-Elect |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 12:04 p.m. Supervisors Geschwendt, Pomeroy and Staner and Supervisor-Elect Battaglia were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Mark Battaglia (the following to be provided in a separate package)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Mark Battaglia. He provided and described the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- **Sample Form 1 2023/Instructions**

- B. **Membership, Obligations and Responsibilities**
- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Discussion: Corporate Tax Rate Change/Interest Rate Adjustments for Note Held by Synovus Bank

Mr. Adams presented the April 3, 2024 Synovus Bank letter regarding the tax code, tax-exempt rate increase for the Series 2017 Note, going from 3.48% to 4.23%, effective October 1, 2024, which coincides with the start of the CDD’s new fiscal year. He stated, as mentioned in the University Village CDD meeting, the proposed Fiscal Year 2025 budget in the agenda packet already anticipates the adjustment to the Note in the Amortization Schedule.

Mr. Urbancic will have Bond Counsel provide a letter of explanation for the CDD’s records.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, 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

Mr. Adams presented Resolution 2024-01. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Mr. Adams responded to questions regarding the assigned fund balance, asphalt transitions, the inlet project and disaster recovery.

Mr. Adams will prepare a budget amendment for the Fiscal Year 2024 budget and present is at the August meeting because a few of the expenditures were revised.

On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, Resolution 2024-01, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 8, 2024 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.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, 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 2024-02. Seats 1 and 5, currently held by Mr. Staner and Mr. Pomeroy, respectively, and Seat 4, which is vacant, are up for election.

On MOTION by Mr. Geschwendt and seconded by Mr. Staner, with all in favor, Resolution 2024-02, Designating a Date, Time, and Location of November 14, 2024 at 11:30 a.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928, for Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, 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

Mr. Adams presented Resolution 2024-03.

The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE and TIME, November: Insert “November 14, 2024” and “11:30 AM”

On MOTION by Mr. Geschwendt and seconded by Mr. Staner, with all in favor, Resolution 2024-03, 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.

EIGHTH ORDER OF BUSINESS

Authorization of RFQ for Engineering Services

Mr. Adams presented the Request for Qualifications (RFQ) for Engineering Services.

On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, authorizing preparation and advertisement of the RFQ for Engineering Services, with a due date of July 15, 2024, was approved.

NINTH ORDER OF BUSINESS

Consideration of Southern Stripping Proposal/Estimate #24-161 to Repair Transitions Around Drain Inlets in the Parking Lots

Mr. Adams presented the Southern Stripping Proposal/Estimate #24-161 to repair transitions around drain inlets in the parking lots, in the amount of \$22,835.76.

On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, the Southern Stripping Proposal/Estimate #24-161 to Repair Transitions Around Drain Inlets in the Parking Lots, in the amount of \$22,835.76, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2024.
The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of August 11, 2023 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, the August 11, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Coleman Yovanovich Koester

Mr. Urbancic stated Staff is preparing goals, objectives and performance measures for all the CDD services for the next fiscal year, which will be presented at the next meeting. An annual report will then be prepared and submitted to the State in December.

Mr. Urbancic reminded the Board Members to complete the required four hours of ethics training.

B. District Engineer: Hole Montes, Inc.

There was no report.

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

- **0 Registered Voters in District as of April 15, 2004**
- **NEXT MEETING DATE: August 8, 2024 at 12:00 PM**
 - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

A Board Member stated that the Developer will embark on a roadway project within the square and there were discussions with Mr. Urbancic about this, which will involve swapping CDD land with Developer land. It will change the path of the road from a right hand turn to go into the Design Center and turn lanes will be constructed for the exit; a Development Order (DO) is currently being sought for changing the shape of the road and platting.

FOURTEENTH ORDER OF BUSINESS

Public Comments

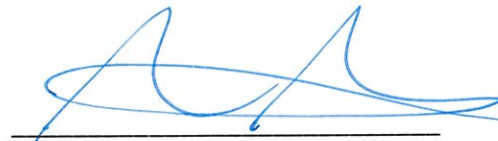
No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Staner and seconded by Mr. Geschwendt, with all in favor, the meeting adjourned at 12:51 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair