

**MINUTES OF MEETING
JUNIPER COVE
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Juniper Cove Community Development District was held on February 7, 2022 at 11:30 A.M., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

Present at the meeting were:

Christian Cotter	Chair
Karl Albertson	Vice Chair
Javi Tavel	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC (WHA)
Ginger Wald	District Counsel
Juan Alvarez	District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel
Amanda Kumar (via telephone)	U.S. Bank Trust Company, N.A.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:30 a.m. The five initial Board Members identified on the petition to establish the Juniper Cove CDD were Mr. Karl Albertson, Mr. Javi Tavel, Mr. Frank Covelli, Ms. Mary Moulton and Mr. Christian Cotter.

Mr. Wrathell stated that the Oath of Office was administered prior to the meeting to Mr. Albertson, Mr. Tavel and Mr. Cotter, who were present in person. Supervisors Moulton and Covelli were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Initial Board of Supervisors *(the following will also be provided in a separate package)*

Mr. Wrathell reiterated the Oath of Office was administered to Mr. Albertson, Mr. Tavel and Mr. Cotter prior to the meeting. The following items were provided:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. 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**
- E. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

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

Mr. Wrathell presented Resolution 2022-01. District Counsel noted that, since Supervisors Moulton and Covelli could not be nominated for a position today, since they have not been sworn in. Mr. Cotter nominated the following slate of officers:

Chair	Christian Cotter
Vice Chair	Karl Albertson
Secretary	Craig Wrathell
Assistant Secretary	Javi Tavel
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Daniel Rom
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Cotter and seconded by Mr. Albertson, with all in favor, Resolution 2022-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Designating a Date, Time, and Location for Landowners’ Meeting of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-02. Mr. Rom would attend the Landowners’ meeting and would serve as Proxy Holder.

On MOTION by Mr. Cotter and seconded by Mr. Albertson, with all in favor, Resolution 2022-02, Designating a Date, Time, and Location of March 11, 2022 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172, for a Landowners’ Meeting of the District, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL MATTERS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Matters:

A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2022-03 and reviewed the Fee Schedule and Management Agreement. The “Exhibit B – Fee Schedule” would be adjusted as follows:

Item 1: The “District Management, Recording, Financial Accounting and Assessment Roll Services” annual fee of \$48,000 would be reduced to \$2,000 per month prior to issuance of the first series of bonds.

Item 2: “Assessment Methodology Consultant Services [Assessment Methodology Report] fee would be reduced to \$21,300 per bond issue.

Item 3: “Issuance of Bonds, and Placement of Loans and Other District Indebtedness” fee would be reduced to not-to-exceed \$31,300 per issuance.

On MOTION by Mr. Cotter and seconded by Mr. Tavel, with all in favor, 2022-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC, as amended, for District Management Services and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2022-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A.***

Mr. Wrathell presented Resolution 2022-04.

On MOTION by Mr. Albertson and seconded by Mr. Cotter, with all in favor, Resolution 2022-04, Appointing Billing, Cochran, Lyles, Mauro & Ramsey, P.A., as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-05.

On MOTION by Mr. Cotter and seconded by Mr. Albertson, with all in favor, Resolution 2022-05, Designating Dennis Lyles as Registered Agent and 515 East Las Olas Boulevard, Fort Lauderdale, Florida 33301 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2022-06, Appointing an Interim District Engineer for the Juniper Cove Community Development District, Authorizing its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: *Alvarez Engineers, Inc.***

Mr. Wrathell presented Resolution 2022-06.

On MOTION by Mr. Albertson and seconded by Mr. Cotter, with all in favor, Resolution 2022-06, Appointing Alvarez Engineers, Inc., as Interim District Engineer for the Juniper Cove Community Development District, Authorizing its Compensation and Providing for an Effective Date, was adopted, and the Agreement with its accompanying Exhibits, was approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for District Engineering Services and the Competitive Selection Criteria.

On MOTION by Mr. Albertson and seconded by Mr. Cotter, with all in favor, the Request for Qualifications (RFQ) for District Engineering Services and Competitive Selection Criteria, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

All Board Members declined compensation.

G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

H. Resolution 2022-08, Setting Forth the Policy of the Juniper Cove Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-08.

On MOTION by Mr. Albertson and seconded by Mr. Cotter, with all in favor, Resolution 2022-08, Setting Forth the Policy of the Juniper Cove Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date, was adopted.

- **Authorization to Obtain General Liability and Public Officers' Insurance**

On MOTION by Mr. Tavel and seconded by Mr. Cotter, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

- I. **Resolution 2022-09, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-09. This Resolution sets forth the CDD’s policy for public comments at meetings and outlines the procedures for public comments.

On MOTION by Mr. Cotter and seconded by Mr. Tavel, with all in favor, Resolution 2022-09, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. **Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2022-10.

On MOTION by Mr. Albertson and seconded by Mr. Tavel, with all in favor, Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. **Resolution 2022-11, Granting the Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-11. This Resolution grants the Chair and Vice Chair authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Cotter and seconded by Mr. Albertson, with all in favor, Resolution 2022-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

L. Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Juniper Cove Community Development District

Mr. Wrathell presented Resolution 2022-12.

On MOTION by Mr. Cotter and seconded by Mr. Albertson, with all in favor, Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Juniper Cove Community Development District, and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Albertson and seconded by Mr. Cotter, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.

N. Strange Zone, Inc., Quotation #M22-1003 for Website Creation & Development, Website Maintenance, Website Hosting & Email, Domain Registration, SSL Certificates

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal for website creation and annual maintenance, hosting, email, domain registration and SSL certificates.

On MOTION by Mr. Cotter and seconded by Mr. Tavel, with all in favor, the Strange Zone, Inc., Quotation #M22-1003 for Website Creation & Development, Website Maintenance, Website Hosting & Email, Domain Registration, SSL Certificates, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Technological Auditing, Accessibility Policy and Compliance Shield, Technical Support

Mr. Wrathell presented the ADA Site Compliance (ADASC) proposal.

On MOTION by Mr. Cotter and seconded by Mr. Albertson, with all in favor, the Site Compliance Proposal for Technological Auditing, Accessibility Policy and Compliance Shield, Technical Support, in the amount of \$210 per year, was approved.

P. Resolution 2022-13, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices

- **Notice of Rule Development**
- **Notice of Rulemaking**

The above items were included for informational purposes.

Mr. Wrathell presented Resolution 2022-13.

On MOTION by Mr. Albertson and seconded by Mr. Cotter, with all in favor, Resolution 2022-13, To Designate April 18, 2022 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

This item was deferred.

R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-15. This Resolution provides that, in case of a natural disaster, the CDD can request assistance from other governmental entities.

On MOTION by Mr. Albertson and seconded by Mr. Cotter, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

S. Update: Stormwater Reporting Requirements

Mr. Wrathell discussed new legislation that requires CDDs to prepare and submit a 20-year Stormwater Needs Analysis Report by June 30, 2022. Mr. Alvarez proposed a not-to-exceed amount of \$3,000 for preparation of the Report.

On MOTION by Mr. Cotter and seconded by Mr. Tavel, with all in favor, engaging Alvarez Engineering, Inc., for preparation of the Stormwater Management Needs Analysis Report, in a not-to-exceed amount of \$3,000, was approved.

BANKING MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

A. Resolution 2022-16, Designating a Public Depository for Funds of the Juniper Cove Community Development District and Providing an Effective Date

Mr. Wrathell presented Resolution 2022-16.

On MOTION by Mr. Tavel and seconded by Mr. Cotter, with all in favor, Resolution 2022-16, Designating Truist Bank as the Public Depository for Funds of the Juniper Cove Community Development District and Providing an Effective Date, was adopted.

B. Resolution 2022-17, Appointing Signors on the Established Bank Account; and Providing an Effective Date

Mr. Wrathell presented Resolution 2022-17. The Resolution designates the account signers as the Chair, Treasurer and Assistant Treasurer.

On MOTION by Mr. Cotter and seconded by Mr. Tavel, with all in favor, Resolution 2022-17, Appointing Signors on the Established Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

A. Resolution 2022-18, Approving the Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Mr. Wrathell presented the proposed Fiscal Year 2022 budget. The budget would be funded by the Landowner, with expenses being funded as they are incurred. Mr. Wrathell stated the discounted Management fee was projected for the first four months and the discounted rate would be extended until bonds are issued.

On MOTION by Mr. Albertson and seconded by Mr. Cotter, with all in favor, Resolution 2022-18, Approving the Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for April 18, 2022 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172; and Providing for an Effective Date, was adopted.

Mr. Wrathell stated Mr. Adams helped prepare a pro-forma Operation & Maintenance (O&M) budget. The consensus was it is not needed at this time; therefore, the budget would only include Administrative expenses.

B. Fiscal Year 2021/2022 Budget Funding Agreement

Mr. Wrathell presented the Budget Funding Agreement. Ms. Wald suggested the Agreement be approved in substantial form. The Developer would be changed to Forestar USA.

On MOTION by Mr. Cotter and seconded by Mr. Albertson, with all in favor, the Fiscal Year 2022 Funding Agreement, as amended and in substantial form, was approved.

- C. **Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Mr. Wrathell presented Resolution 2022-19.

On MOTION by Mr. Cotter and seconded by Mr. Albertson, with all in favor, Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

- D. **Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-20.

On MOTION by Mr. Tavel and seconded by Mr. Cotter, with all in favor, Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. **Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-21.

On MOTION by Mr. Cotter and seconded by Mr. Albertson, with all in favor, Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. **Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-22.

On MOTION by Mr. Albertson and seconded by Mr. Cotter, with all in favor, Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. **Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-23.

On MOTION by Mr. Cotter and seconded by Mr. Albertson, with all in favor, Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

BOND FINANCING RELATED MATTERS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

- A. **Bond Financing Team Funding Agreement**

Mr. Wrathell presented the Bond Financing Team Funding Agreement. The Agreement would be approved in substantial form. The Developer would be changed to Forestar USA.

On MOTION by Mr. Cotter and seconded by Mr. Tavel, with all in favor, the Bond Financing Team Funding Agreement, as amended and in substantial form, was approved.

- B. **Engagement of Bond Financing Professionals**

- I. **Underwriter: *FMSbonds, Inc.***

Mr. Wrathell presented the FMSbonds, Inc., Engagement Letter to serve as Underwriter and for G-17 Disclosure. The Underwriter’s fee would be 2% of the par amount of bonds issued.

On MOTION by Mr. Tavel and seconded by Mr. Cotter, with all in favor, the FMSbonds, Inc., Engagement Letter for Underwriter Services and G-17 Disclosure, in an amount not-to-exceed the Underwriter’s fee of 2% of the par amount of bonds issued, was approved.

II. Bond Counsel: *Nabors, Giblin & Nickerson, P.A.*

Mr. Wrathell presented the Nabors, Giblin & Nickerson, P.A., Bond Counsel Agreement. The fee would be \$40,000 per bond issue for an issue with multiple Series and \$35,000 per issue for an issue with one Series. Fees would be paid from the bond costs of issuance and would not be charged if bonds are not issued.

On MOTION by Mr. Cotter and seconded by Mr. Tavel, with all in favor, the Nabors, Giblin & Nickerson, P.A., Bond Counsel Agreement for Bond Counsel Services, was approved.

III. Trustee, Paying Agent and Registrar: *U.S. Bank, N.A.*

Mr. Wrathell stated the Letter in the agenda did not reflect the Trustee’s recent name change. Ms. Wald stated the correct name is “U.S. Bank Trust Company, National Association.”

Mr. Wrathell presented the U.S. Bank Trust Company, N.A., Engagement Letter and Fee Schedule to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Cotter and seconded by Mr. Tavel, with all in favor, the U.S. Bank Trust Company, N.A., Engagement Letter and Fee Schedule to Serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2022-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Wrathell presented Resolution 2022-24. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

On MOTION by Mr. Cotter and seconded by Mr. Albertson, with all in favor, Resolution 2022-24, Designating a Date, Time, and Location of April 18, 2022 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172 for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Engineer’s Report

Mr. Alvarez presented the Engineer’s Report Draft No. 2 dated February 7, 2022 and accompanying Tables. He responded to questions and noted the following:

- The CDD consists of approximately 58.90 acres and is expected to include 154 single-family units and 196 townhome units, for a total of 350 residential units.
- The CDD will finance the on-site roads; some rights-of-way (ROWs) would be granted by plat to the County and some would be deeded to the CDD. The community will not be gated; all roads will be open to the public.

Discussion ensued regarding access easements and possible modifications to plats.

- The on-site roads would include impact fees.
- The CDD will finance stormwater and drainage facilities and water and sewage systems, including the Miami-Dade Water and Sewer connection charges.

Discussion ensued regarding Table 3, which addresses ownership and maintenance of various special tracts, including a forest preserve and a park. The Report would be updated to indicate that the County will own and maintain Forest Park.

- The estimated cost of improvements shown in the Draft No. 2 Engineer’s Report is \$12,975,000. When additional information is received from the Developer, the Report would be updated, the “Draft” labels would be removed and a new Report would be issued.

On MOTION by Mr. Cotter and seconded by Mr. Albertson, with all in favor, the Engineer’s Report dated February 7, 2022, in substantial form pursuant to the information provided by the District Engineer during the meeting and to be supplemented, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report and noted the pertinent data. He discussed the development program, Capital Improvement Plan (CIP), project costs, maximum par amount of bonds, financing plan, lienability tests, Equivalent Residential Unit (ERU) weightings, True-up mechanism and the Appendix tables.

The following change would be made:

Page 2, Section 2.2: Remove reference to D.R. Horton, Inc.

On MOTION by Mr. Cotter and seconded by Mr. Albertson, with all in favor, the Master Special Assessment Methodology Report, as amended and in substantial form, was approved.

- F. Resolution 2022-25, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution.**

Mr. Wrathell presented Resolution 2022-25 and read the title.

On MOTION by Mr. Tavel and seconded by Mr. Cotter, with all in favor, Resolution 2022-25, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

- G. Resolution 2022-26, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Non-Ad Valorem Special Assessments on Certain Property**

Within the District Generally Described as the Juniper Cove Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes

Mr. Wrathell presented Resolution 2022-26 and read the title.

On MOTION by Mr. Albertson and seconded by Mr. Cotter, with all in favor, Resolution 2022-26, Setting a Public Hearing for April 18, 2022 at 10:30 a.m., at the offices of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172, for the Purpose of Hearing Public Comment on Imposing Non-Ad Valorem Special Assessments on Certain Property Within the District Generally Described as the Juniper Cove Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

- H. **Resolution 2022-27, Authorizing the Issuance of Not to Exceed \$_____ Juniper Cove Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date**

Ms. Wilhelm presented Resolution 2022-27, which accomplishes the following:

- Authorizes issuance of not-to-exceed \$16,800,000 aggregate principal amount of bonds.
- Approves the form of the Master Trust Indenture.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.
- Appoints U.S. Bank Trust Company, N.A., as the Trustee, Registrar and Paying Agent.

The following change was made to Resolution 2022-27:

Title and throughout: Insert “\$16,800,000” as the bond amount.

On MOTION by Mr. Cotter and seconded by Mr. Albertson, with all in favor, Resolution 2022-27, as amended, Authorizing the Issuance of Not to Exceed \$16,800,000 Juniper Cove Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Billing, Cochran, Lyles, Mauro & Ramsey, P.A*

There was no report.

B. District Engineer [Interim]: *Alvarez Engineers, Inc.*

There was no report.

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

- **NEXT MEETING DATE:** _____

- **QUORUM CHECK**

The next meeting will be held on April 18, 2022.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Cotter and seconded by Mr. Tavel, with all in favor, the meeting adjourned at 12:18 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair