#### Sawgrass Village Community Development District

**Board of Supervisors** 

Nicholas Dister, Chairman Carlos de la Ossa, Vice Chairperson Ryan Motko, Assistant Secretary Vacant, Assistant Secretary Alberto Viera, Assistant Secretary

Brian Lamb, District Manager Angie Grunwald, District Manager John Vericker, District Counsel Tonja Stewart, District Engineer

#### **Regular Meeting Agenda**

Wednesday, May 24, 2023, at 1:00 p.m.

The Regular Meeting of the Sawgrass Village Community Development District will be held on May 24, 2023, at 1:00 PM. at the Eaves Bend Amenity Center located at 4724 Los Robles Court, Palmetto, FL 35779. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join Zoom Meeting

https://zoom.us/j/91295341135?pwd=VElyVi9pYVBOQ050ZEpVbi9CMEYvUT09

<u>Dial by your location</u> +1 305 224 1968 <u>Meeting ID:</u> 912 9534 1135 <u>Passcode:</u> 992287 *All cellular phones and pagers must be turned off during the meeting.* 

#### REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- **2. PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three** (3) **minutes.** for such comment.
- 3. VENDOR AND STAFF REPORTS
  - A. District Counsel
  - B. District Manager
  - C. District Engineer
- 4. BUSINESS ITEMS

A. Resignation of Board of Supervisor – Steve Luce	Tab 01
B. Appointment of Board Member Replacement(s)	
C. Individual Board Member Acceptance or Waiver of Compensation	
D. Consideration of Resolution 2023-34; Re-Designation of Officers	Tab 02
E. Announcement of Qualified Electors	Tab 03
F. Consideration of Resolution 2023-35; Approving the Proposed Fiscal Year 2024	
Budget & Setting Public Hearing	Tab 04
G. Consideration of District's Engineer Report	Tab 05
H. Consideration of Assessment Methodology Report	Tab 06
I. Consideration of Resolution 2023-36 – Delegation Resolution Under Separate Cover	Tab 07
I Consul Matters of the District	

J. General Matters of the District	
5. CONSENT AGENDA ITEMS	
A. Consideration of Minutes of the Landowner's Election Meeting January 25, 2023,	Tab 08
B. Consideration of Minutes of the Audit Committee & Regular Meeting January 25, 2023	Tab 09
C. Consideration of Minutes of the Public Hearing & Regular Meeting February 22,2023	Tab 10
D. Consideration of Minutes of the Continued Public Hearing &	
Regular Meeting February 23, 2023,	Tab 11
E. Consideration of Minutes of the Continued Public Hearing &	
Regular Meeting March 28 2023,	Tab 12

#### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

#### 7. ADJOURNMENT

Sincerely,

District Manager

District Office

Inframark Community Development Services 2005 Pan Am Circle Tampa, Florida 33607

Tampa, Florida 33607 (813) 873 – 7300 Meeting Location: Eaves Bend Amenity Center 4724 Los Robles Court Palmetto, FL 35779

May 19, 2023
Board of Supervisors
Dear Board Members:
Please accept my letter of resignation as a member of the Board of Supervisors for the following
Community Development Districts, effective immediately:
Buckhead Trails
Buckhead Trial II
Sawgrass Village
DocuSigned by:
Steve Luce
Signature

#### **RESOLUTION 2023-34**

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Sawgrass Village Community Development District (the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statues, being situated entirely within the County of Manatee; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS,** the Board of Supervisors (hereinafter the "Board") now desires to organize by designating the Officers of the District per F.S. 190.006(6).

# NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

PASSED AND ADOPTED T	
	THIS 24th DAY OF May 2023.
2. This Resolution shall become	me effective immediately upon its adoption.
Austin Berns	Assistant Secretary
Alberto Viera	Assistant Secretary
Ryan Motko	Assistant Secretary
Angie Grundwald	Assistant Secretary
Eric Davidson	Treasurer
Brian Lamb	Secretary
Carlos de la Ossa	Vice-Chair
	Chair

#### MICHAEL BENNETT • SUPERVISOR OF ELECTIONS • MANATEE COUNTY

600 301 Boulevard West, Suite 108, Bradenton, Florida 34205-7946 PO Box 1000, Bradenton, Florida 34206-1000

Phone: 941-741-3823 • Fax: 941-741-3820 • VoteManatee.com • Info@VoteManatee.com



May 15, 2023

Sawgrass Village Community Development District Attn: Monica Alvarez 2005 Pan Am Cir., Suite 300 Tampa, FL 33607

Dear Ms. Alvarez:

We are in receipt of your request for the number of registered voters in the Sawgrass Village Community Development District of April 15, 2023. According to our records, there were 0 persons registered in the Sawgrass Village Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Michael Bennett Supervisor of Elections

MB/sas

#### **RESOLUTION 2023-35**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Sawgrass Village Community Development District ("District") prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Proposed Budget"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT:

- 1. **PROPOSED BUDGET APPROVED**. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit "A"** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **SETTING A PUBLIC HEARING**. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 23, 2023

HOUR: 1:00 pm

LOCATION: Eaves Bend Amenity Center

4724 Los Robles Court Palmetto, FL 35779

- 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.
- 4. **POSTING OF PROPOSED BUDGET**. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

- 5. **PUBLICATION OF NOTICE**. Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. **EFFECTIVE DATE**. This Resolution shall take effect immediately upon adoption.

#### PASSED AND ADOPTED ON MAY 24, 2023.

Attest:	Sawgrass Village Community Development District	
Print Name: Secretary / Assistant Secretary	Print Name:Chair/Vice Chair of the Board of Supervisors	

Exhibit A: Proposed Budget for Fiscal Year 2023/2024

# SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

# FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET

Prepared by:



May 24, 2023

# SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

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FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET

# SAWGRASS VILLAGE

#### **BUDGET INTRODUCTION**

#### **Background Information**

The Sawgrass Village Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a "solution" to the State's needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources a nd ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities

#### **Facilities of the District**

The District's facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

## SAWGRASS VILLAGE

#### COMMUNITY DEVELOPMENT DISTRICT

#### **GENERAL FUND 001**

	Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Actual Operating Budget
REVENUES		
SPECIAL ASSESSMENTS		
Operations & Maintenance Assmts-Tax Roll	0.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00
Discounts and Collection Fees	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	0.00	0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES		
Developer Contribution	150,000.00	201,125.00
Service Contribution	100,000.00	201,120100
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOUR	150,000	201,125
TOTAL REVENUES	150,000	201,125
	,	•
EXPENDITURES		
LEGISLATIVE		
Supervisor Fees	10,000.00	3,000.00
TOTAL LEGISLATIVE	10,000	3,000
FINANCIAL & ADMINISTRATIVE		
Administrative Services	0.00	4,500.00
District Manager	43,300.00	25,000.00
District Engineer	15,000.00	9,500.00
Trustee Fees	0.00	6,500.00
Recording Secretary	0.00	2,400.00
Organizational Meeting/Initial Set Up	0.00	4,000.00
Construction Accounting	0.00	9,000.00
Dissemination Services	0.00	4,200.00
Financial & Revenue Collections	0.00	1,200.00
Rentals & Leases	0.00	600.00
Office Supplies	0.00	100.00
Fechnology Services	0.00	600.00
Accounting Services	0.00	9,000.00
Auditing Services	5,000.00	6,000.00
Postage, Phone, Faxes, Copies	400.00	500.00
Public Officials Insurance	2,500.00	5,000.00
Legal Advertising	3,500.00	3,500.00
Bank Fees	360.00	200.00
Dues, Licenses & Fees	150.00	175.00
Miscellaneous Fees	3,590.00	250.00
	1,200.00	
Website Development & Maintenance ADA Website Compliance	0.00	1,200.00 1,800.00
	(1 ( (( )	1 ×(1(1 (1(1

## SAWGRASS VILLAGE

#### COMMUNITY DEVELOPMENT DISTRICT

LEGAL COUNSEL		
District Counsel	15,000.00	9,500.00
TOTAL LEGAL COUNSEL	15,000	9,500
OTHER PHYSICAL ENVIRONMENT		
Aquatic - Other	0.00	0.00
Aquatic Maintenance - Contract	0.00	38,000.00
General Liability Insurance	0.00	5,000.00
Entry/Gate/Walls/Sinage Maintenance	0.00	0.00
Facility Janitorial R&M - Contract	0.00	0.00
Facility Janitorial Supplies/Other	0.00	0.00
Irrigation Maintenance	0.00	0.00
Landscape Maintenance - Pond Banks	0.00	25,000.00
Landscape - Plant Replacement Program	0.00	0.00
Landscape Maintenance - Contract	0.00	0.00
Debris Cleanup	0.00	9,000.00
Wildlife Control	0.00	6,400.00
TOTAL OTHER PHYSICAL ENVIRONMENT	0.00	83,400
CALL CALLEY A REDUCIAL BIT FRECUITIFICAT	-	2-,0
PARKS & RECREATION		
Access Control Fob Distribution	0.00	0.00
Access Control Maintenance & Fobs	0.00	0.00
Amenity Furniture	0.00	0.00
Amenity R&M	0.00	0.00
Contingency-Misc	0.00	0.00
Dog Waste Station Service & Supplies	0.00	0.00
HVAC	0.00	0.00
	0.00	0.00
Lighting Maintenance	0.00	0.00
Pest Control - Amenity	0.00	0.00
Pool - Contract		
Pool - Permits	0.00	0.00
Repairs & Maintenance (General)	0.00	0.00
Property & Casualty Insurance	20,000.00	0.00
Miscellaneous Services TOTAL PARKS & RECREATION	30,000.00	0.00
	50,000.00	0.00
CONTINGENCY	0.00	10,000,00
Miscellaneous	0.00 <b>0</b>	10,000.00 <b>10,000</b>
TOTAL RESERVES	<b>U</b>	10,000
UTILITY SERVICES		
Electric Utility Services - Streetlights	0.00	0.00
Electric Utility Services - All Others	0.00	0.00
TOTAL UTILITY SERVICES	0.00	0.00
WATER-SEWER COMBINATION SERVICES		
Water Utility Services	0.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	0.00	0.00
Road & Street Facilities		
Sidewalk/Pavement/Drainage Repair	0.00	0.00
TOTAL ROAD & STREET FACILITIES	0.00	0.00
TOTAL EXPENDITURES	150,000	201,125
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0	0

# SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

#### **GENERAL FUND 001**

#### **Financial & Administrative**

#### District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

#### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

#### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

#### Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

#### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

#### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

#### **Bank Fees**

The District operates a checking account for expenditures and receipts.

#### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

#### Website Administration

This is for maintenance and administration of the Districts official website.

#### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

#### **Legal Counsel**

#### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

#### **Other Physical Environment**

#### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

#### **Miscellaneous Services**

To provide for unbudgeted operating expenses.

# SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

## SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment		
	TBD						
Single Family 40'	0.80	500	\$0.00	\$93.49	\$93.49		
Single Family 50'	1.00	657	\$0.00	\$116.87	\$116.87		
Single Family 60'	1.20	492	\$0.00	\$140.24	\$140.24		
Single Family 70'	1.40	131	\$0.00	\$163.62	\$163.62		

TOTAL 1,780



# FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT

Report Date:

May 24, 2023

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#### I. INTRODUCTION

This First Supplemental Assessment Methodology Report (the "First Supplemental Report") serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the "Master Report") dated February 15, 2023, specifically to support the issuance of the Bonds (as defined below) which will fund a portion of the 2023 Project of the District's Capital Infrastructure Program.

#### II. DEFINED TERMS

- **"2023 Project"** The portion of the CIP relating to master and subdivision public infrastructure within Assessment Area I of the District, identified in Exhibit B of this report.
- "Assessable Property:" All private property within the District that receives a special benefit from the CIP.
- "Assessment Area One" (AAI) A portion of the District described in Exhibit B. Generally consisting of parcels I, II & III.
- "Capital Improvement Program" (CIP) The public infrastructure development program as outlined by the Master Engineer Report dated January 17, 2023, supplemented by the Engineers report dated May 24, 2023.
- "Development Plan" The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.
- "District" Sawgrass Village Community Development District, encompasses 962.512 +/- acres, Manatee County Florida.
- "Engineer's Report" Supplemental Report of the District Engineer, dated May 24, 2023.
- "Equivalent Assessment Unit" (EAU) A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.
- "Developer" EPG Moccasin Wallow Development, LLC.
- "Platted Units" Private property subdivided as a portion of gross acreage by virtue of the platting process.
- "Product Type" Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.
- "Unplatted Parcels" Gross acreage intended for subdivision and platting pursuant to the Development Plan.
- "Unit(s)" A planned or developed residential lot assigned a Product Type classification by the District Engineer.
- "Master Report" The Master Assessment Methodology Report, dated February 15, 2023 as provided to support benefit and maximum assessments on private developable property within the District.



#### III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the 2023 Project and AAI;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within the District that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from the 2023 Project, as outlined by the Engineer's Report.

The basis of benefit received by properties within the District relates directly to the 2023 Project allocable to Assessable Property within AA1 of the District. It is the District's 2023 Project that will create the public infrastructure which enables the assessable properties within AA1 of the District to be developed and improved. Without these public improvements, which include off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape - the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within AA1 of the District as a result of the benefit received from the 2023 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2023 (the "Bonds") to finance the construction and/or acquisition of a portion of the 2023 Project which will provide special benefit to the assessable parcels within the District. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

#### IV. DISTRICT OVERVIEW

The District area encompasses 962.512 +/- acres and is located entirely within Manatee County, Florida, between I-75 and US Highway 301, north of Moccasin Wallow Road, and south of Buckeye Road. The primary developer of the Assessable Property is EPG Moccasin Wallow Development, LLC (the "Developer"), who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan for the District contemplates multiple phases consisting of approximately 1,780 residential units. The public improvements as described in the Engineer's Report include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks/recreation and landscaping/hardscaping/irrigation.



#### V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing public infrastructure necessary to develop the District. As designed, the 2023 Project representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within the District. The drainage and surface water management system are an example of a system that provides benefit to all planned residential lots within the District. As a system of improvements, all private benefiting Developer within the District benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all Developer within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the 2023 Project. The 2023 Project includes off-site improvements storm water, utilities (water and sewer), roadways, landscape and hardscape. The cost of the 2023 Project is generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer's Report.

#### VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The 2023 Project contains a "system of improvements" for the Development which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the



probability of increased marketability and value of the property. The Development plan contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it "equates" the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the 2023 Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the District as a result of the 2023 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Owner and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

#### VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan for AA1. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable property. The CIP benefit with respect to the 2023 Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within AAI of the District for levy and collection. The allocation of benefits and assessments associated with the 2023 Project are demonstrated on Table 3 through Table 4. The Owner may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.



#### VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and to establish a lien on land in accordance with the development rights and entitlements within the District. With regards to the Assessable Property within AA1, the special assessments are initially assigned to all assessable property within AA1 of the District on a gross acreage basis over all the lands within AA1 of the District, until such time parcels are transferred, sold or conveyed to a builder. Upon such sale, the 2023 Special Assessments will be assigned to the parcels. Table 4 illustrates 2023 Special Assessments allocated based upon the current development plan. As property is assigned to such parcels upon their sale, the District's debt will be re-allocated and assigned to platted lots with each parcel. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned "common elements" such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state". At this point the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within AAI of the District are assumed to receive benefit from the 2023 Project and all of the Assessable Property within AAI would be assessed to repay the Bonds. While the land is in an "undeveloped state," special assessments will be assigned on an equal acre basis across all of the gross acreage within AAI of the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to certain undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As undeveloped parcels are sold to home builders, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within AAI of the District receives from the 2023 Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a special assessment pursuant to its Product Type classification as set forth in Table 4. If land is sold in bulk to a third party prior to platting, then the District will assign Series 2023 Assessments based upon the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors set forth in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the 707 lots associated with the 2023 Project are platted and fully-developed; if such a condition was to occur; the true-up provisions described below would be applicable.

The third condition is the "completed development state." In this condition all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the AAI of the District representing 1012 EAUs.

#### <u>i.</u> Priority of 2023 Special Assessments Assignment

The 2023 Special Assessments will be allocated to the first 1012 EAUS within AA1 that are associated with either: platted lots or sold parcels. The Series 2023 Special Assessments will be assigned



prior to any future bonds or assessments. To the extent additional bonds are issued prior to the Series 2023 Special Assessments being fully assigned to either platted lots or sold property, the Series 2023 Special Assessments will be assigned first.

#### IX. FINANCING INFORMATION

The District will finance a portion of the 2023 Project through the issuance of the Bonds secured ultimately by benefiting properties within AAl of the District. A number of items will comprise the bond sizing such as a debt service reserve, issuance costs and rounding as shown on Table 3.

#### X. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal associated with each parcel. In order to ensure the District's debt does not build up on the unplatted land, the District shall apply the following test as outlined within this "true up methodology."

This mechanism is to be utilized to ensure that the principal assessment per parcel never exceeds the initially allocated assessment as contemplated in the adopted assessment methodology. If such changes occur, the Methodology is applied to each parcel is based on the number of and type of units of each parcel as signified by the number of EAUs.

As each parcel is sold to a builder, the assessments are assigned to such parcels based on the figures in Table 4 of this First Supplemental Report. If as a result of platting and apportionment of assessment to the platted land within a parcel, the assessment per EAU for the assessable land within such parcel that remains unplatted remains equal, then no true-up adjustment will be necessary within a parcel. If as a result of platting and apportionment of assessment to the platted land, the assessment per EAU for the assessable land that remains unplatted equals to less than (either as a result of a larger number of lots, larger lots or both), the District reserves the right to utilize the surplus EAUs as security for a future, separate debt instrument. Should the District refuse this right, the per EAU assessments for all lots will be lowered (if that state persists at the conclusion of platting of all land in the District).

If, in contrast, as a result of platting and apportionment of assessment to platted land within a parcel, the assessment per EAU for the assessable land that remains unplatted within such parcel equals to more than (either as a result of a smaller number of lots, smaller lots or both), then the difference in assessment will be collected from the owner of the property which platting caused the increase of assessment per EAU to occur, in accordance with the True-Up Agreement, which will be binding on assignees. The owner(s) of a parcel will be required to immediately remit to the Trustee a true-up payment equal to the difference between the actual assessment per EAU and max amount multiplied by the actual number of EAUs developed plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be calculated to the following interest payment date.



True-up payment provisions may be suspended if the Developer can demonstrate, to the reasonable satisfaction of the District and the District Manager, that there is sufficient development potential in the remaining acreage within the District (or parcel as applicable) to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

#### XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the 2023 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Owner. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.



#### SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AAI DEVELOPMENT PROGRAM

PRODUCT	ASSESSMENT AREA ONE UNIT MIX	PER UNIT EAU <sup>(2)</sup>	TOTAL EAUs
Single Family 40'	54	1.00	54.00
Single Family 50'	217	1.25	271.25
Single Family 60'	305	1.50	457.50
Single Family 70'	131	1.75	229.25
TOTAL	707		1,012.00

- (1) This is an illustration and expectation based upon the development plan for AA1. The unit mix assumes that parcels assigned entitlement rights to develop 707 lots are sold to third parties and assigned assessments. Debt is not assigned pursuant to the AM until land is either platted or sold. If other land in the District is sold or platted prior to the parcels planned for the 707 lots shown herein, then the Series 2023 Assessments will be assigned accordingly to those parcels or lots. The Series 2023 Bonds will be assigned to the first 1,012 EAUS.
- (2) EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.
- (3) Any development plan changes will require recalculations pursuant to the true-up provisions within this report.



TABLE 2

#### SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT AAI COMMUNITY DEVELOPMENT PROGRAM COSTS

DESCRIPTION		MASTER	PARCEL 1	PARCEL 2	PARCEL3	TOTAL (1)
District Collector Road		\$14,200,000				\$14,200,000
District Community Roads			\$1,250,000	\$0	\$0	\$1,250,000
Excavation			\$1,800,000	\$3,400,000	\$3,500,000	\$8,700,000
Stormwater Management			\$1,200,000	\$2,200,000	\$2,300,000	\$5,700,000
Sewer and Wastewater			\$1,200,000	\$2,200,000	\$2,300,000	\$5,700,000
Potable Water			\$585,000	\$1,100,000	\$1,150,000	\$2,835,000
Irrigation Water			\$420,000	\$500,000	\$560,000	\$1,480,000
Power Infrastructure			\$350,000	\$500,000	\$550,000	\$1,400,000
Hardscapes, Landcape Buffers		\$2,100,000				\$2,100,000
Amenities, Entries		\$2,300,000				\$2,300,000
Offsite Improvements		\$2,500,000				\$2,500,000
Professional and Permit Fees		\$4,500,000	\$540,000	\$825,000	\$865,000	\$6,730,000
	TOTAL (1)	\$25,600,000	\$7,345,000	\$10,725,000	\$11,225,000	\$54,895,000

<sup>(1)</sup> Based on development plan within AA1 of 707 units



#### TABLE 3

#### SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

#### FINANCING INFORMATION - SERIES 2023 SPECIAL ASSESSMENT BONDS

Average Coupon Rate	5.85%
Term (Years)	30
Principal Amortization Installments	30

#### **SOURCES**

ISSUE SIZE	\$18,405,000
Construction Fund	\$16,521,300
Capitalized Interest (Months)(1)	\$0
Debt Service Reserve Fund	\$1,315,600
Underwriter's Discount	\$368,100
Cost of Issuance	\$200,000

#### ANNUAL ASSESSMENT

Annual Debt Service (Principal plus	Interest)	\$1,315,600
Collection Costs and Discounts @	6.0%	\$83,974

#### TOTAL ANNUAL ASSESSMENT \$1,399,574

#### Notatations:



<sup>(1)</sup> Based on conservative interest rate, subject to change based on market conditions.

<sup>(2)</sup> Based on 0 months capitalized interest.

TABLE 4

#### SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

			ALLOCATI	ON METH	ODOLOGY I	PER PARCEL - SEF	RIES 2023 BONDS	(1)	
						PRODUC	СТ ТҮРЕ	PER U	J <b>NIT</b>
PARCEL	PRODUCT	PER Unit	TOTAL EAUs	% OF EAUs	UNITS	TOTAL Principal	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
1	Single Family 40'	1.00	54.00	5.34%	54	\$982,085	\$70,200	\$18,187	\$1,300
	Single Family 50'	1.25	155.00	15.32%	124	\$2,818,948	\$201,500	\$22,733	\$1,625
	Subtotal		209.00	20.65%	178	\$3,801,033	\$271,700	- ' '	, ,
2	Single Family 60'	1.50	241.50	23.86%	161	\$4,392,102	\$313,950	\$27,280	\$1,950
	Single Family 70'	1.75	152.25	15.04%	87	\$2,768,934	\$197,925	\$31,827	\$2,275
	Subtotal		393.75	38.91%	248	\$7,161,036	\$511,875	<del>-</del>	
3	Single Family 50'	1.25	116.25	11.49%	93	\$2,114,211	\$151,125	\$22,733	\$1,625
	Single Family 60'	1.50	216.00	21.34%	144	\$3,928,340	\$280,800	\$27,280	\$1,950
	Single Family 70'	1.75	77.00	7.61%	44	\$1,400,380	\$100,100	\$31,827	\$2,275
	Subtotal		409.25	40.44%	281	\$7,442,931	\$532,025	-	
	TOTAL		1012	100%	707	\$18,405,000	\$1,315,600	-	

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 0 months Capitalized Interest.



<sup>(2)</sup> Includes principal, interest, net of discounts and collection costs.

#### EXHIBIT A

The Series 2023 Bonds issued by the District will pay for a portion of the public capital infrastructure improvements within AA1, the amount is \$18,405,000.00 payable in 30 annual installments of principal of \$5,752.51 per gross acre. The par debt is \$80,476.61 per gross acre and is outlined below.

ASSES	SMENT ROLL		
TOTAL ASSESSMENT:	<u>\$18,405,000.00</u>		
ANNUAL ASSESSMENT:	\$1,315,600.00	(30 Installments)	
TOTAL GROSS ASSESSA	ABLE ACRES +/-: 228.70	_	
TOTAL ASSESSMENT PER ASSESSABL	E GROSS ACRE: \$80,476.61	_	
ANNUAL ASSESSMENT PER GROSS ASS	ESSABLE ACRE: \$5,752.51	(30 Installments)	
		PER PARCEL	ASSESSMENTS
Landowner Name, Manatee County	Gross Unplatte Assessable Acre		Total Annual
EPG Moccasin Wallow Development, LLC See Exhibit B, AA1 Legal Desription - Parcels 1, 2 & 3. III S. Armenia Ave Tampa, FL 33609	228.7	\$18,405,000.00	\$1,315,600.00
Assessed Totals:	228.700	\$18,405,000	\$1,315,600



Assessments shown are net of collection costs.



# EXHIBIT B LEGAL DESCRIPTION

**ASSESSMENT AREA 1** 

SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT



January 25, 2023, Minutes of the Landowner's Election 1 2 MINUTES OF THE LANDOWNER'S ELECTION MEETING 3 4 5 The Landowner's Election Meeting of the Sawgrass Village Community Development District 6 will be held on January 25, 2023, at 1:00 p.m. at the Manatee County Library – Rocky Bluff 7 Branch located at 6750 US Highway 301 North, Ellenton, FL 34222-3030 8 9 1. CALL TO ORDER/ROLL CALL 10 11 Brian Lamb called the Landowner's Election Meeting of the Board of Supervisors of the Sawgrass 12 Village Community Development District to order on January 25, 2023, at 1:00 p.m. 13 14 **Staff Members Present:** 15 District Manager, Inframark Brian Lamb 16 Angie Grunwald District Manager, Inframark 17 John Vericker District Counsel, Straley Robin Vericker 18 19 There were no members of the general public present. 20 21 2. APPOINTMENT OF MEETING CHAIRMAN 22 23 Brian Lamb will be serving as the meeting chairman. 24 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS 25 26 27 There are no other known nominations. The current ballot indicates that there is a total 962.51 28 acres in the District totaling 963 eligible votes. The proxy ballot was signed by Jeff Hills and 29 indicates Carlos de la Ossa as the authorized proxy holder. 30 31 4. ELECTION OF SUPERVISORS 32 33 Mr. Lamb announced the candidates Nick Dister had 2 votes; Carlos De la Ossa had 2 votes; Ryan 34 Motko had 1 vote; Steve Luce had 1 vote; and Albert Viera had 1 votes. 35 36 Supervisor Dister will have Seat 1 with a four-year term; Supervisor De la Ossa will have Seat 2 37 with a four-year term; Supervisor Motko will have Seat 3 with a two-year term; Supervisor Luce 38 will have Seat 4 with a two-year term; and Supervisor Viera will have Seat 5 with a two-year term. 39 40 5. OWNERS REQUEST 41 42 There were no owner requests. 43 44 6. ADJOURNMENT 45 46 The landowner's election was adjourned.

*Ple	ase note the entire meeting is avo	ailable on disc.			
<b></b> ₩ <b>7</b> 71					
*Ine	These minutes were done in summary format.				
*Eac	ch person who decides to appeal	any decision made by the Board with respect to any matt			
	-	that person may need to ensure that a verbatim record			
_		he testimony and evidence upon which such appeal is to l			
base	d.				
		a meeting by vote of the Board of Supervisors at a public			
notic	ced meeting held on	·			
Sign	ature	Signature			
Prin	ted Name	Printed Name			
Title		Title:			
	cretary	□ Chairman			
	sistant Secretary	□ Vice Chairman			
		Recorded by Records Administrator			
		Signature			
		Date			
		Duit			
	Official District Octal				
	Official District Seal				

## SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

1 January 25, 2023, Minutes of Audit Committee & Regular Meeting 2 3 MINUTES OF THE AUDIT COMMITTEE & REGULAR MEETING 4 5 The Audit Committee & Regular Meetings of the Board of Supervisors for the Sawgrass Village 6 Community Development District was held on Wednesday, January 25, 2023, at 11:00 a.m. at 7 the Manatee County Library - Rocky Bluff Branch located at 6750 US Highway 301 North, 8 Ellenton, FL 34222. 9 10 1. CALL TO ORDER 11 Brian Lamb called the Audit Committee & Regular Meetings of the Board of Supervisors of the 12 Sawgrass Village Community Development District to order on Wednesday, January 25, 2023, 13 14 at 11:00 a.m. 15 16 **Board Members Present and Constituting a Quorum:** 17 Steve Luce **Supervisor** 18 Carlos de la Ossa Supervisor 19 Supervisor Ryan Motko 20 21 **Staff Members Present:** 22 Brian Lamb District Manager, Inframark 23 Angie Grunwald District Manager, Inframark 24 John Vericker District Counsel, Straley Robin Vericker (via conference call) 25 26 There were no members of the public in attendance. 27 2. ADMINISTER OATH OF OFFICE & DISCUSSION ON BOARD COMPENSATION 28 29 30 Mr. Lamb administered the Oath of office to Steven Luce, Ryan Motko and Carlos de la Ossa as well as provided signature by the newly elected Board for the records of proceedings. 31 32 3. PUBLIC COMMENT ON AGENDA ITEMS 33 34 35 There were no public comments on agenda items. 36 37 4. RECESS TO AUDIT COMMITTEE MEETING 38 39 Mr. Lamb directed the Board to recess to the Audit Committee Meeting. 40 5. AUDIT COMMITTEE MEETING 41 42 A. Call to Order/Roll Call 43 44 There was a quorum and the newly elected members have been sworn in. The Board members of 45 the District still hold their positions on the audit committee.

49 **B.** Appoint Chairman 50 51 Mr. Lamb will be moving forward with the meeting as chairman. 52 53 C. Selection of Criteria for Evaluation of Proposals 54 55 A list of evaluation criteria was provided to the Board and will be used to evaluate the proposals. 56 57 MOTION TO: Approve the list of evaluation criteria to be used to 58 evaluate proposals. 59 MADE BY: Supervisor Luce 60 SECONDED BY: Supervisor de la Ossa 61 DISCUSSION: None further 62 **RESULT:** Called to a Vote: Motion PASSED 63 3/0 - Motion Passed Unanimously 64 D. Determine Date, Time and Location RFP Required 65 i. Consider Notice of Request for Proposals for Audit Services 66 67 68 The Request for Proposals (RFP) for Audit services will be returned to the District within 2 69 weeks before the March meeting held on March 14, 2023. 70 E. Consider Sending RFP to Interested Firms 71 72 73 The administrative assistance will submit an advertisement for RFPs. 74 75 F. Determine Date of Next Committee Meeting 76 i. Audit Committee Evaluation Criteria 77 78 The next committee meeting will be held on March 22, 2023. 79 **MOTION TO:** 80 Approve the next Audit Committee set for March 22, 81 2023. 82 MADE BY: Supervisor Luce 83 SECONDED BY: Supervisor de la Ossa 84 **DISCUSSION:** None further 85 **RESULT:** Called to a Vote: Motion PASSED 86 3/0 - Motion Passed Unanimously 87

#### 91 6. CLOSE AUDIT COMMITTEE MEETING AND RETURN AND PROCEED TO 92 **REGULAR MEETING** 93 94 Mr. Lamb closed the audit committee meeting and directed the Board to proceed to the regular 95 meeting. 96 97 7. VENDOR AND STAFF REPORTS 98 A. District Counsel 99 **B.** District Manager 100 C. District Engineer 101 102 There were no vendor or staff reports currently. 103 104 8. BUSINESS ITEMS 105 A. Consideration of Resolution 2023-24; Canvassing and Certifying the 106 **Results of the Landowners Election** 107 108 The Board reviewed and discussed the resolution. Mr. Lamb canvased and certified the results 109 from the Landowners Election as Supervisor Dister will have Seat 1 with a four-year term; Supervisor De la Ossa will have Seat 2 with a four-year term; Supervisor Motko will have Seat 3 110 with a two-year term; Supervisor Luce will have Seat 4 with a two-year term; and Supervisor 111 112 Viera will have Seat 5 with a two-year term. 113 MOTION TO: 114 Approve Resolution 2023-24 as stated, MADE BY: Supervisor de la Ossa 115 116 SECONDED BY: Supervisor Motko 117 DISCUSSION: None further 118 RESULT: Called to a Vote: Motion PASSED 119 3/0 - Motion Passed Unanimously 120 121 B. Consideration of Resolution 2023-25; Designating Officers 122 123

The Board reviewed the resolution and discussed the redesignating officers. Mr. Lamb designated the offices to have Nick Dister as Chairman and Carlos de la Ossa as the Vice-Chair. The remainder of the Board will position as the Assistant Secretary.

126	_	·
127	MOTION TO:	Approve Resolution 2023-25 as stated.
128	MADE BY:	Supervisor Motko
129	SECONDED BY:	Supervisor de la Ossa
130	DISCUSSION:	None further
131	RESULT:	Called to a Vote: Motion PASSED
132		3/0 - Motion Passed Unanimously

133

124

134 C. Consideration of ADA Website Compliance Agreement 135 136 The Board reviewed and discussed the compliance agreement. This agreement is consistent 137 throughout the Districts and is required to keep the ADA website in compliance 138 MOTION TO: 139 Approve the ADA website compliance agreement. Supervisor Motko 140 MADE BY: 141 SECONDED BY: Supervisor Luce None further 142 DISCUSSION: 143 **RESULT:** Called to a Vote: Motion PASSED 3/0 - Motion Passed Unanimously 144 145 146 9. BOARD MEMBERS COMMENTS 147 148 There were no supervisor request or comments currently. 149 150 10. PUBLIC COMMENTS 151 152 There were no public comments. 153 154 11. ADJOURNMENT 155 MOTION TO: Adjourn. 156 157 MADE BY: Supervisor Motko 158 SECONDED BY: Supervisor Luce DISCUSSION: 159 None further 160 RESULT: Called to Vote: Motion PASSED 161 3/0 - Motion Passed Unanimously 162 163 164 165 166 167 168 169 170 171 172 173 174 175

*Please note the entire meeting is	available on disc.
*T1	
*These minutes were done in sum	mary format.
considered at the meeting is advi	peal any decision made by the Board with respect to any rised that person may need to ensure that a verbatim recapt the testimony and evidence upon which such appeal is
Meeting minutes were approved noticed meeting held on	at a meeting by vote of the Board of Supervisors at a pu
Signature	Signature
Printed Name	Printed Name
Title:	Title:
□ Secretary □ Assistant Secretary	□ Chairman □ Vice Chairman
	Recorded by Records Administrator
	Signature
	Date

Official District Seal

1 February 22, 2023, Minutes of the Public Hearing & Regular Meeting 2 3 MINUTES OF THE PUBLIC HEARING & REGULAR MEETING 4 5 The Public Hearing & Regular Meetings of the Board of Supervisors for the Sawgrass Village 6 Community Development District was held on Wednesday, February 22, 2023, at 1:00 p.m. at the 7 Manatee County Library - Rocky Bluff Branch located at 6750 US Highway 301 North, Ellenton, 8 FL 34222. 9 10 1. CALL TO ORDER 11 12 Angie Grunwald called the Public Hearing & Regular Meetings of the Board of Supervisors of the 13 Sawgrass Village Community Development District to order on Wednesday, February 22, 2023, at 1:01 14 p.m. 15 16 2. ADJOURNMENT/CONTINUATION 17 Ms. Grunwald announced that the Public Hearing & Regular Meetings will be continued to Tuesday, 18 19 March 28<sup>TH</sup> of 2023, at 11:00 a.m. at the Bradenton Office Suites located at 4916 26th Street West, 20 Suite 100, Bradenton, FL 34207. 21 22 \*Please note the entire meeting is available on disc. 23 24 \*These minutes were done in summary format. 25 26 \*Each person who decides to appeal any decision made by the Board with respect to any matter 27 considered at the meeting is advised that person may need to ensure that a verbatim record of the 28 proceedings is made, including the testimony and evidence upon which such appeal is to be based. 29 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed 30 meeting held on 31 32 33 34 **Signature Signature** 35 36 37 **Printed Name Printed Name** 38 39 Title: Title: 40 □ Secretary □ Chairman 41 □ Assistant Secretary □ Vice Chairman 42 43 44 Recorded by Records Administrator 45 46 47 Signature 48 49 50 Date

Official District Seal

1 February 23, 2023, Minutes of the Continued Regular Meeting 2 3 MINUTES OF THE CONTINUED REGULAR MEETING 4 5 The Continued Regular Meeting of the Board of Supervisors for the Sawgrass Village 6 Community Development District was held on Thursday, February 23, 2023, at 11:00 a.m. at 7 the Bradenton Office Suites located at 4916 26th Street West, Suite 100, Bradenton, FL 8 34207. 9 10 11 1. CALL TO ORDER 12 13 Angie Grunwald called the Continued Regular Meeting of the Board of Supervisors of the 14 Sawgrass Village Community Development District to order on Thursday, February 23, 2023, 15 at 11:33 a.m. 16 17 **Board Members Present and Constituting a Quorum:** 18 Nicholas Dister Chairman 19 Carlos de la Ossa Vice-Chair 20 Albert Viera Supervisor 21 Ryan Motko Supervisor 22 23 **Staff Members Present:** 24 District Manager, Inframark Brian Lamb 25 District Manager, Inframark Angie Grunwald 26 John Vericker District Counsel, Straley Robin Vericker 27 28 There were no members of the public in attendance. 29 30 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS 31 32 33 There were no public comments on agenda items. 34 35 3. STAFF REPORTS 36 **A. District Counsel** 37 **B.** District Manager 38 C. District Engineer 39 40 There were no staff reports currently. 41 42 4. BUSINESS ITEMS 43 A. Consideration of District Engineer's Report 44 45 The Board reviewed and discussed the District Engineer's Report. 46

48		MOTION TO:	Approve the District Engineer's Report.
49		MADE BY:	Supervisor de la Ossa
50		SECONDED BY:	Supervisor Viera
51		DISCUSSION:	None further
52		RESULT:	Called to a Vote: Motion PASSED
53			4/0 - Motion Passed Unanimously
54 55 56 57 58 59			er Assessment Methodology Report the Master Assessment Methodology Report.
60		MOTION TO:	Approve the Master Assessment Methodology Report
61		MADE BY:	Supervisor de la Ossa
62		SECONDED BY:	Supervisor Dister
63		DISCUSSION:	None further
64		RESULT:	Called to a Vote: Motion PASSED
65			4/0 - Motion Passed Unanimously
66 67 68 69 70 71		onsideration of Resolution viewed and discussed	ution 2023-29; Declaring Preliminary Assessments the resolution.
67 68 69 70 71		viewed and discussed	the resolution.
67 68 69 70 71		viewed and discussed  MOTION TO:	the resolution.  Approve Resolution 2023-29 as stated.
67 68 69 70 71 72 73		wiewed and discussed  MOTION TO:  MADE BY:	Approve Resolution 2023-29 as stated. Supervisor de la Ossa
67 68 69 70 71 72 73 74		wiewed and discussed  MOTION TO:  MADE BY:  SECONDED BY:	the resolution.  Approve Resolution 2023-29 as stated.
67 68 69 70 71 72 73		MOTION TO: MADE BY: SECONDED BY: DISCUSSION:	the resolution.  Approve Resolution 2023-29 as stated. Supervisor de la Ossa Supervisor Motko None further
67 68 69 70 71 72 73 74 75		wiewed and discussed  MOTION TO:  MADE BY:  SECONDED BY:	Approve Resolution 2023-29 as stated. Supervisor de la Ossa Supervisor Motko
67 68 69 70 71 72 73 74 75 76 77		MOTION TO: MADE BY: SECONDED BY: DISCUSSION:	Approve Resolution 2023-29 as stated. Supervisor de la Ossa Supervisor Motko None further Called to a Vote: Motion PASSED
67 68 69 70 71 72 73 74 75 76 77		MOTION TO: MADE BY: SECONDED BY: DISCUSSION:	Approve Resolution 2023-29 as stated. Supervisor de la Ossa Supervisor Motko None further Called to a Vote: Motion PASSED
67 68 69 70 71 72 73 74 75 76 77 78 79 80	The Board rev	MOTION TO: MADE BY: SECONDED BY: DISCUSSION: RESULT:	Approve Resolution 2023-29 as stated. Supervisor de la Ossa Supervisor Motko None further Called to a Vote: Motion PASSED
67 68 69 70 71 72 73 74 75 76 77 78 79 80 81	The Board rev	MOTION TO: MADE BY: SECONDED BY: DISCUSSION: RESULT:	Approve Resolution 2023-29 as stated. Supervisor de la Ossa Supervisor Motko None further Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously
67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82	D. Co	MOTION TO: MADE BY: SECONDED BY: DISCUSSION: RESULT:	Approve Resolution 2023-29 as stated. Supervisor de la Ossa Supervisor Motko None further Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously  ution 2023-30; Setting Public Hearing to Levy Debt
67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83	D. Co	MOTION TO: MADE BY: SECONDED BY: DISCUSSION: RESULT:	Approve Resolution 2023-29 as stated. Supervisor de la Ossa Supervisor Motko None further Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously  ution 2023-30; Setting Public Hearing to Levy Debt
67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82	D. Co	MOTION TO: MADE BY: SECONDED BY: DISCUSSION: RESULT:	Approve Resolution 2023-29 as stated. Supervisor de la Ossa Supervisor Motko None further Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously  ution 2023-30; Setting Public Hearing to Levy Debt

	1					
88		MOTION TO:	Approve Resolution 2023-30 as state	d.		
89		MADE BY:	Supervisor Motko			
90		SECONDED BY:	Supervisor Viera			
91		DISCUSSION:	None further			
92		RESULT:	Called to a Vote: Motion PASSED			
93			4/0 - Motion Passed Unanimously			
0.4						
94 95						
96	E. Co	nsideration of Maint	enance Indemnification Agreement			
97						
98	The Board rev	viewed and discussed	the Maintenance Indemnification Agre	eement.		
99						
100		MOTION TO:	Approve the Maintenance	Indemnification		
101			Agreement.			
102		MADE BY:	Supervisor Motko			
103		SECONDED BY:	Supervisor Viera			
104		DISCUSSION:	None further			
105		RESULT:	Called to a Vote: Motion PASSED			
106			4/0 - Motion Passed Unanimously			
107						
108	F. Ge	neral Matters of the	District			
109	These weeks					
110 111	There were no	o general matters curre	entry.			
112	5. BOARD M	MEMBERS COMME	ENTS			
113						
114	There were no	o Board of Supervisor	s comments or requests.			
115		COMMENTS				
116 117	o. PUBLIC (	COMMENTS				
117	There were no	o public audience in at	ttendance and no public comments.			
119		1	r			
120	7. ADJOURN	NMENT				
121	I					
122		MOTION TO:	Adjourn the meeting at 11:55 a.m.			
123		MADE BY:	Supervisor de la Ossa			
124		SECONDED BY:	Supervisor Dister			
125		DISCUSSION:	None further			
126		RESULT:	Called to Vote: Motion PASSED			
127			4/0 - Motion Passed Unanimously			

29 30	*Please note the entire meeting is available on disc.  *These minutes were done in summary format.  *Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.					
31 32						
33 34 35 36						
38 39 40 41	Meeting minutes were approved at a noticed meeting held on	a meeting by vote of the Board of Supervisors at a publicly				
12 13 14	Signature	Signature				
15 16	Printed Name	Printed Name				
47 48 49 50	Title:  □ Secretary  □ Assistant Secretary	Title: □ Chairman □ Vice Chairman				
52 53 54 55 56		Recorded by Records Administrator				
57 58 59 50		Signature				
52		Date				
	Official District Seal					

1 March 28, 2023, Minutes of the Continued Public Hearings 2 & Regular Meeting 3 4 MINUTES OF THE CONTINUED PUBLIC HEARINGS 5 & REGULAR MEETING 6 7 The Continued Public Hearings & Regular Meetings of the Board of Supervisors for the 8 Sawgrass Village Community Development District was held on Thursday, March 28, 2023, at 9 11:00 a.m. at the Bradenton Office Suites located at 4916 26th Street West, Suite 100, 10 Bradenton, FL 34207. 11 12 1. CALL TO ORDER 13 14 Brian Lamb called the Continued Public Hearings & Regular Meetings of the Board of 15 Supervisors of the Sawgrass Village Community Development District to order on Thursday, 16 March 28, 2023, at 11:33 a.m. 17 18 **Board Members Present and Constituting a Quorum:** 19 Carlos de la Ossa Vice-Chair 20 Albert Viera Supervisor Supervisor 21 Steve Luce Supervisor 22 Ryan Motko 23 **Staff Members Present:** 24 25 Brian Lamb District Manager, Inframark 26 Angie Grunwald District Manager, Inframark 27 John Vericker District Counsel, Straley Robin Vericker 28 29 2. PUBLIC COMMENTS ON AGENDA ITEMS 30 31 There were no public audience in attendance. 32 33 3. RECESS TO PUBLIC HEARING 34 35 Mr. Lamb directed the Board to recess to the Public Hearing Meeting. 36 4. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION 37 38 A. Open the Public Hearing on Adopting Uniform Method of Collection 39 MOTION TO: 40 Open the Public Hearing. 41 MADE BY: Supervisor Luce 42 SECONDED BY: Supervisor de la Ossa DISCUSSION: None Further 43 44 **RESULT:** Called to Vote: Motion PASSED 45 4/0 - Motion Passed Unanimously

46 **B.** Staff Presentation 47 48 Mr. Lamb made a presentation to the Board. 49 C. Public Comment 50 51 52 There were no public audience in attendance. 53 54 D. Consideration of Resolution 2023-26; Adopting Uniform Method of Collection 55 56 The Board reviewed and discussed the resolution. 57 58 MOTION TO: Approve Resolution 2023-06. 59 MADE BY: Supervisor Motko 60 SECONDED BY: Supervisor Luce 61 DISCUSSION: None Further Called to Vote: Motion PASSED 62 **RESULT:** 63 4/0 - Motion Passed Unanimously 64 E. Close the Public Hearing on Adopting Uniform Method of Collection 65 66 MOTION TO: 67 Close the Public Hearing. MADE BY: 68 Supervisor Motko 69 SECONDED BY: Supervisor Luce 70 DISCUSSION: None Further 71 RESULT: Called to Vote: Motion PASSED 72 4/0 - Motion Passed Unanimously 73 74 5. PUBLIC HEARING ON N ADOPTING UNIFORM RULES OF PROCEDURE 75 76 A. Open the Public Hearing on Adopting Uniform Rules of Procedure 77 MOTION TO: 78 Open the Public Hearing. 79 MADE BY: Supervisor Luce 80 SECONDED BY: Supervisor de la Ossa 81 **DISCUSSION:** None Further 82 **RESULT:** Called to Vote: Motion PASSED 83 4/0 - Motion Passed Unanimously

86 **B.** Staff Presentation 87 88 Mr. Lamb made a presentation to the Board. 89 C. Public Comment 90 91 92 There were no public audience in attendance. 93 94 D. Consideration of Resolution 2023-27; Levying O&M Assessments 95 96 The Board reviewed and discussed the resolution. 97 98 MOTION TO: Approve Resolution 2023-27. 99 MADE BY: Supervisor Luce 100 SECONDED BY: Supervisor Viera 101 DISCUSSION: None Further 102 Called to Vote: Motion PASSED **RESULT:** 103 4/0 - Motion Passed Unanimously 104 105 E. Close the Public Hearing on Adopting Uniform Rules of Procedure 106 MOTION TO: 107 Close the Public Hearing. MADE BY: 108 Supervisor Luce 109 SECONDED BY: Supervisor Viera 110 DISCUSSION: None Further 111 RESULT: Called to Vote: Motion PASSED 112 4/0 - Motion Passed Unanimously 113 6. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET 114 115 116 A. Open the Public Hearing on Adopting Final Fiscal Year 2023 Budget 117 118 MOTION TO: Open the Public Hearing. 119 MADE BY: Supervisor de la Ossa 120 SECONDED BY: Supervisor Luce 121 **DISCUSSION:** None Further 122 **RESULT:** Called to Vote: Motion PASSED 123 4/0 - Motion Passed Unanimously 124

126 127	B. St	aff Presentation		
128	Mr. Lamb made a presentation to the Board.			
129 130	C. Pu	ablic Comment		
131 132	There were no	public audience in atte	endance.	
133 134 135	D. Co	onsideration of Resolu i. Developer Fundi	ation 2023-28; Adopting Final Fiscal Year 2023 Budget	
136		i. Developer Fundi	ing rigitement	
137 138	The Board rev	viewed and discussed th	ne resolution.	
139		MOTION TO:	Approve Resolution 2023-28.	
140		MADE BY:	Supervisor de la Ossa	
141		SECONDED BY:	Supervisor Motko	
142		DISCUSSION:	None Further	
143		RESULT:	Called to Vote: Motion PASSED	
144			4/0 - Motion Passed Unanimously	
145				
146	E. Cl	lose the Public Hearin	g on Adopting Final Fiscal Year 2023 Budget	
147				
148		MOTION TO:	Close the Public Hearing.	
149		MADE BY:	Supervisor de la Ossa	
150		SECONDED BY:	Supervisor Motko	
151		DISCUSSION:	None Further	
152		RESULT:	Called to Vote: Motion PASSED	
153			4/0 - Motion Passed Unanimously	
154				
155	7. PUBLIC	HEARING ON APPI	ROVING & LEVYING DEBT ASSESSMENTS	
156	4 0			
157 158	<b>A. O</b> ]	pen the Public Hearin	g on Approving & Levying Debt Assessments	
159		MOTION TO:	Open the Public Hearing.	
160		MADE BY:	Supervisor Luce	
161		SECONDED BY:	Supervisor Viera	
162		DISCUSSION:	None Further	
163		RESULT:	Called to Vote: Motion PASSED	
164			4/0 - Motion Passed Unanimously	

166 **B.** Staff Presentation 167 168 Mr. Lamb made a presentation to the Board. 169 C. Public Comment 170 171 172 There were no public audience in attendance. 173 174 D. Consideration of Resolution 2023-31; Approving & Levying Debt Assessments 175 176 The Board reviewed and discussed the resolution. 177 178 MOTION TO: Approve Resolution 2023-31. 179 MADE BY: Supervisor de la Ossa 180 SECONDED BY: Supervisor Luce 181 DISCUSSION: None Further 182 Called to Vote: Motion PASSED **RESULT:** 183 4/0 - Motion Passed Unanimously 184 185 E. Close the Public Hearing on Approving & Levying Debt Assessments 186 MOTION TO: 187 Close the Public Hearing. MADE BY: 188 Supervisor de la Ossa 189 SECONDED BY: Supervisor Luce 190 DISCUSSION: None Further 191 RESULT: Called to Vote: Motion PASSED 192 4/0 - Motion Passed Unanimously 193 194 8. RETURN AND PROCEED TO REGULAR MEETING 195 196 Mr. Lamb closed the Public Hearing Meeting and directed the Board to proceed to the Regular 197 Meeting. 198 199 9. VENDOR AND STAFF REPORTS 200 A. District Counsel 201 **B.** District Manager 202 C. District Engineer 203 204 There were no vendor or staff reports currently. 205 206

208 10. BUSINESS ITEMS 209 A. Consideration of Resolution 2023-32; Extending Board Terms to Coincide with 210 the General Elections 211 212 The Board reviewed and discussed the resolution as stated. 213 MOTION TO: 214 Approve Resolution 2023-32 as stated. MADE BY: 215 Supervisor de la Ossa 216 SECONDED BY: Supervisor Luce 217 DISCUSSION: None further 218 **RESULT:** Called to a Vote: Motion PASSED 219 4/0 - Motion Passed Unanimously 220 221 **B.** General Matters of the District 222 223 There were no general matters of the district currently. 224 225 11. BOARD OF SUPERVISORS REQUEST AND COMMENTS 226 227 There were no Board of Supervisors comments or requests. 228 229 12. ADJOURNMENT 230 231 MOTION TO: Adjourn. 232 MADE BY: Supervisor de la Ossa 233 SECONDED BY: **Supervisor Luce** 234 **DISCUSSION:** None further 235 **RESULT:** Called to Vote: Motion PASSED 236 4/0 - Motion Passed Unanimously 237 238 239 240 241 242 243 244 245 246 247 248 249

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ary format.
a y Jormai.
l any decision made by the Board with respect to any ma
d that person may need to ensure that a verbatim record
the testimony and evidence upon which such appeal is to
4 1 4 0 D 1 00
a meeting by vote of the Board of Supervisors at a publ
Signature
Printed Name
Title:
□ Chairman
□ Viao Chairman
□ Vice Chairman
□ Vice Chairman
□ Vice Chairman
Recorded by Records Administrator
Recorded by Records Administrator
Recorded by Records Administrator  Signature
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