

**MINUTES OF MEETING
CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Cedar Crossings Community Development District held a Special Meeting on January 15, 2025 at 1:00 p.m., at the Oakland Neighborhood Center, 915 Ave. E, Haines City, Florida 33844.

Present:

Steve McConn
Jeff Myers
Sammy Chakhachiro

Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Grace Rinaldi
Alex Sorondo (via telephone)
George Smith (via telephone)
Steve White

District Manager
District Counsel
District Engineer
Bond Counsel
KB Home

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 1:00 p.m.

Supervisors McConn, Myers and Chakhachiro were present. Supervisors Dare and Reid were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

- **Consider Resignation of Aaron Reid from Seat 3, Consider Appointment to Fill Unexpired Term of Seat 3 & Administration of Oath of Office to Newly Appointed Supervisor**

This item was an addition to the agenda.

Ms. Suit presented Mr. Aaron Reid's resignation from Seat 3.

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, the resignation of Mr. Aaron Reid from Seat 3, was accepted.

Mr. McConn nominated Mr. Steve White to fill Seat 3. No other nominations were made.

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, the appointment of Mr. Steve White to fill Seat 3, in the position of Assistant Secretary, was approved.

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Steve White.

THIRD ORDER OF BUSINESS

Presentation of Engineer's Report dated June 13, 2024

Mr. Sorondo summarized the Engineer's Report dated June 13, 2024. He noted the following:

- The CDD consists of +79.05 acres.
- 298 units are anticipated comprised of various product types.
- The Capital Improvement Plan (CIP) improvements include roadways; stormwater management system; water, wastewater and reclaim utilities; hardscape, landscape, and irrigation; streetlights/undergrounding of electrical utility lines; recreational amenities; environmental conservation/mitigation; professional services; and some off-site improvements.
- The permits were issued and construction commenced.
- The total estimated cost of the improvements is \$17,573,375.

FOURTH ORDER OF BUSINESS

Presentation of Supplemental Special Assessment Methodology Report

Ms. Suit stated that this is the First Supplemental Special Assessment Methodology Report. She presented the Methodology Report and noted the following:

- The CDD consists of +79.05 acres.
- The total estimated cost of the improvements is \$17,573,375.
- The District intends to issue Special Assessment Bonds in the estimated principal amount of \$6,150,000 to fund an estimated \$5,536,736.95 in project costs; the balance of the costs are anticipated to be contributed by the Developer.

Ms. Suit reviewed Table 1 through 6, detailing the 2025 Project Development Plan; Project Costs; Preliminary Sources and Uses of Funds; Benefit Allocation; Cost Allocation; and Assessment Apportionment.

It was noted that the Methodology Report and the associated Tables list a total of 300 units; however, the Engineer's Report specifies 298 units. Ms. Rinaldi stated that there are 45 62' lots, not 47.

The Methodology Report will be updated throughout, as necessary, to reflect 45 62' lots and a total of 298 total units.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Authorizing the Issuance of its Cedar Crossings Community Development District Special Assessment Bonds, Series 2025 (the "Series 2025 Bonds"); Determining Certain Details of the Series 2025 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2025 Bonds and Its Use by the Underwriter in Connection with the Offering for Sale of

the Series 2025 Bonds; Approving the Execution and Delivery of A Final Limited Offering Memorandum Relating To the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2025 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2025 Bonds; Making Certain Declarations; Providing an Effective Date and for Other Purposes

Mr. Smith presented Resolution 2025-01, which accomplishes the following:

- Approves the forms of several documents necessary for the issuance of the bonds, including the First Supplemental Trust Indenture, Bond Purchase Contract, Preliminary Limited Offering Memorandum, 15c2-12 Certificate, Final Limited Offering Memorandum, and form of Continuing Disclosure Agreement.
- Sets forth the terms of the Bond Purchase Contract, enabling the CDD to execute the contract provided the bonds do not exceed \$8,000,000.

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, Resolution 2025-01, Authorizing the Issuance of its Cedar Crossings Community Development District Special Assessment Bonds, Series 2025 (the "Series 2025 Bonds"); Determining Certain Details of the Series 2025 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2025 Bonds and Its Use by the Underwriter in Connection with the Offering for Sale of the Series 2025 Bonds; Approving the Execution and Delivery of A Final Limited Offering Memorandum Relating To the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2025 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed

Necessary in Connection with the Issuance, Sale and Delivery of the Series 2025 Bonds; Making Certain Declarations; Providing an Effective Date and for Other Purposes, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2025 (the "Series 2025 Bonds"); Making Certain Additional Findings and Adopting and Confirming an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Addressing the Allocation And Collection of the Assessments Securing the Series 2025 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability And an Effective Date [Supplemental Assessment Resolution with Delegation of Authority Series 2025 Bonds]

Ms. Suit presented Resolution 2025-02 and read the title.

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, Resolution 2025-02, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2025 (the "Series 2025 Bonds"); Making Certain Additional Findings and Adopting and Confirming an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Addressing the Allocation And Collection of the Assessments Securing the Series 2025 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability And an Effective Date [Supplemental Assessment Resolution with Delegation of Authority Series 2025 Bonds], was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Forms of Ancillary
Financing Documents**

Ms. Rinaldi presented the following:

- A. Acquisition Agreement**
- B. Collateral Agreement**
- C. Completion Agreement**
- D. Declaration of Consent**
- E. Notice of Series 2025 Special Assessments**
- F. True Up Agreement**

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, the Acquisition Agreement, Collateral Agreement, Completion Agreement, Declaration of Consent, Notice of Series 2025 Special Assessments and True Up Agreement, were approved.

EIGHTH ORDER OF BUSINESS**Consideration of Polk County Tax Collector
Uniform Collection Agreement**

Ms. Suit presented the Polk County Tax Collector Uniform Collection Agreement.

On MOTION by Mr. McConn and seconded by Mr. White, with all in favor, the Polk County Tax Collector Uniform Collection Agreement, was approved.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-03,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2024/2025 and Providing for an Effective
Date**

This item was deferred.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website; Granting the Authority to Execute a Participation Agreement With Polk County; Approving the Form of Government Agency Order; Providing for Notice of the Use of Publicly Accessible Website; Authorizing the District Manager to Take All Actions Necessary to Comply with Chapter 50, Florida Statutes and Polk County Ordinance 2024-041 and Implementing Resolutions; Providing for Conflicting Provisions; Providing a Severability Clause; and Providing an Effective Date

Ms. Rinaldi presented Resolution 2025-05. This will enable the CDD to publish advertisements on a Polk County website, rather than advertising in a newspaper.

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, Resolution 2025-05, Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website; Granting the Authority to Execute a Participation Agreement With Polk County; Approving the Form of Government Agency Order; Providing for Notice of the Use of Publicly Accessible Website; Authorizing the District Manager to Take All Actions Necessary to Comply with Chapter 50, Florida Statutes and Polk County Ordinance 2024-041 and Implementing Resolutions; Providing for Conflicting Provisions; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS**Consideration of Draft Acquisition of Improvement Package and Authorization of Requisition in an Amount Not to Exceed Bond Proceeds**

Ms. Rinaldi presented the Draft Acquisition of Improvement Package; it is in similar form to what the Board might have seen in other CDDs. This will allow reimbursement and the sale of the improvements up to the amount not-to-exceed the bond proceeds.

On MOTION by Mr. McConn and seconded by Mr. White, with all in favor, the Draft Acquisition of Improvement Package and Authorization of Requisition in an Amount Not to Exceed Bond Proceeds, in substantial form, was approved.

THIRTEENTH ORDER OF BUSINESS**Ratification of Polk County Property Appraiser 2025 Data Sharing & Usage Agreement**

Ms. Suit presented the Polk County Property Appraiser 2025 Data Sharing & Usage Agreement.

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, the Polk County Property Appraiser 2025 Data Sharing & Usage Agreement, was ratified.

FOURTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of November 30, 2024**

On MOTION by Mr. McConn and seconded by Mr. Chakhachiro, with all in favor, the Unaudited Financial Statements as of November 30, 2024, were accepted.

FIFTEENTH ORDER OF BUSINESS**Approval of August 8, 2024 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes**

On MOTION by Mr. McConn and seconded by Mr. Chakhachiro, with all in favor, the August 8, 2024 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

B. District Engineer: Poulos & Bennett, LLC

There were no District Counsel or District Engineer reports.

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

- NEXT MEETING DATE: TBD

SEVENTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTEENTH ORDER OF BUSINESS

Public Comments

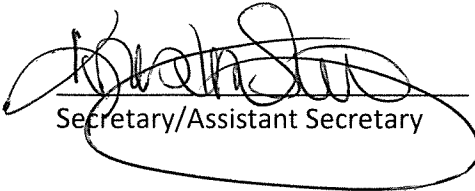
No members of the public spoke.

NINETEENTH ORDER OF BUSINESS

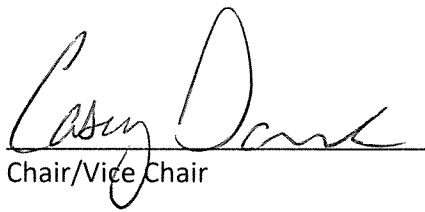
Adjournment

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, the meeting adjourned at 1:22 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair