



Rizzetta & Company

Trevesta Community Development District

Board of Supervisors' Meeting February 4, 2021

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.trevestacdd.org

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, Florida 34221

Board of Supervisors	Jim Harvey	Chairman
	Michael Stephens	Vice Chairman
	Anthony Campano	Assistant Secretary
	Kevin Archer	Assistant Secretary
	David Truxton	Assistant Secretary
District Manager	Taylor Nielsen	Rizzetta & Company, Inc.
District Counsel	Jere Earlywine	Hopping Green & Sams, P.A.
District Engineer	Matt Morris	Morris Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

TREVESTA COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW • FLORIDA • 33578

www.Trevestacdd.org

January 27, 2021

Board of Supervisors
**Trevesta Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Trevesta Community Development District will be held on **Thursday, February 4, 2021 at 9:15 a.m.** at the Trevesta Clubhouse located at 6210 Trevesta Place, Palmetto, Florida 34221. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on November 5, 2020 Tab 1
 - B. Consideration of the Minutes of the Landowner Meeting held on November 5, 2020 Tab 2
 - C. Consideration of the Operation and Maintenance Expenditures for the Months of October, November and December 2020 ... Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2021-05; Designating District Office Tab 4
 - B. Consideration of O&M Cost Share Agreement for Apartment Owner Tab 5
 - C. Consideration of Quit Claim Deed Tab 6
 - D. Consideration of Resolution 2021-06; Declaring the 2016 Project and 2018 Project Complete Tab 7
 - E. Consideration of Florida Fountains & Equipment Proposal Tab 8
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. CONSIDERATION OF RESIGNATION OF SEAT #3 & #4**
 - A. Review of Resignation Letters Tab 9
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 533-2950.

Very truly yours,
Taylor Nielsen
Taylor Nielsen
District Manager

cc: Jere Earlywine, Hopping Green & Sams

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Trevesta Community Development District was held on **Thursday, November 05, 2020 at 9:27 a.m.** at the Trevesta Clubhouse located at 6210 Trevesta Place, Palmetto, Florida 34221.

Present and constituting a quorum were:

Michael Stephens	Board Supervisor, Vice Chairman
Anthony Campano	Board Supervisor, Assistant Secretary
Kevin Archer	Board Supervisor, Assistant Secretary
David Truxton	Board Supervisor

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Belinda Blandon	District Manager, Rizzetta & Company, Inc.
	(via speaker phone)
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
	(via speaker phone)
Erin Tumolo	District Engineer, Morris Engineering
	(via speaker phone)

FIRST ORDER OF BUSINESS

Call to Order

Mr. Nielsen called the meeting to order and conducted the roll call.

Mr. Nielsen administered the Oath of Office to Mr. Michael Stephens and Mr. David Truxton. He asked if Mr. Stephens and Mr. Truxton would like to receive or waive Supervisor Compensation; each stated separately that would like to waive Supervisor Compensation.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Nielsen stated for the record that no members of the public were in attendance.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Continued Board of Supervisors' Meeting held on October 6, 2020

Mr. Nielsen presented the minutes of the Continued Board of Supervisors' meeting held on October 6, 2020 and asked if there were any questions. There were none.

On a Motion by Mr. Stephens, seconded by Mr. Truxton, with all in favor, the Board Approved the Minutes of the Continued Board of Supervisors' Meeting held on October 6, 2020, for the Trevesta Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Special Board of Supervisors'
Meeting held on October 19, 2020**

Mr. Nielsen presented the minutes of the Special Board of Supervisors' meeting held on October 6, 2020 and asked if there were any questions. There were none.

On a Motion by Mr. Stephens, seconded by Mr. Truxton, with all in favor, the Board Approved the Minutes of the Special Board of Supervisors' Meeting held on October 19, 2020, for the Trevesta Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Custody Account,
Series 2018 Requisition for Payment
#8**

Mr. Nielsen advised that the total for requisition #8 is \$5,250.00 and if there are no questions related to the requisition, then a motion to ratify would be in order.

On a Motion by Mr. Truxton, seconded by Mr. Stephens, with all in favor, the Board Ratified Payment of Custody Account, Series 2018, Requisition for Payment #8, in the Amount of \$5,250.00, for the Trevesta Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-03,
Canvassing and Certifying Results of
November 5, 2020 Landowner
Election**

Mr. Nielsen presented the resolution to the Board and asked if there were any questions. There were none.

On a Motion by Mr. Stephens, seconded by Mr. Truxton, with all in favor, the Board Adopted Resolution 2021-03, Canvassing and Certifying Results of November 5, 2020 Landowner Election, for the Trevesta Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04,
Appointing and Removing Officers of
the District**

Mr. Nielsen provided an overview of the resolution and advised that based on the results of the landowner election; se will need to adopt this resolution adding the names of the Officers of the District as well as designating a Chairman and Vice Chairman as well as Assistant Secretaries. He asked if there were any questions. There were none.

On a Motion by Mr. Truxton, seconded by Mr. Stephens, with all in favor, the Board Adopted Resolution 2021-04, Appointing Mr. Michael Stephens as Chairman, Mr. Jim Harvey as Vice Chairman, and Mr. Anthony Campano, Mr. Kevin Archer, Mr. Dave Truxton, Ms. Belinda Blandon, Ms. Melissa Dobbins, and Mr. Taylor Nielson as Assistant Secretaries, for the Trevesta Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Sun State Landscape Management Mulch Proposal

Mr. Nielsen provided an overview of the proposal received from Sun State Landscape Management for mulch, in the amount of \$10,885.00. He asked if there were any questions. There were none.

On a Motion by Mr. Stephens, seconded by Mr. Truxton, with all in favor, the Board Approved the Sun State Landscape Management Mulch Proposal, in the Amount of \$10,885.00, for the Trevesta Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Dissemination Agent Agreement

Mr. Nielsen advised that the Dissemination Agent Agreement needs to be updated to reflect the new bond issuance. He asked if there were any questions. There were none.

On a Motion by Mr. Stephens, seconded by Mr. Truxton, with all in favor, the Board Approved the Dissemination Agent Agreement, for the Trevesta Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2021-05, Approving an Amended Budget for Fiscal Year 2019/2020

Mr. Nielsen provided an overview of the amended budget for fiscal year 2019/2020 advising that the amendment includes increases to wetland monitoring and maintenance as well as landscape maintenance and landscape replacements. He asked if there were any questions. There were none.

On a Motion by Mr. Stephens, seconded by Mr. Truxton, with all in favor, the Board Adopted Resolution 2021-05, Approving an Amended Budget for Fiscal Year 2019/2020, for the Trevesta Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised that he had no report but would be happy to answer any questions. There were no questions.
- B. District Engineer
Ms. Tumolo advised that she had no report.
- C. District Manager
Mr. Nielsen advised that the next meeting of the Board of Supervisors is scheduled for Thursday, February 4, 2021. He further advised that the Board needs to hold a discussion regarding the timing of the meeting. After discussion, the Board asked that the Trevesta CDD meetings be held at 9:15 a.m. on the scheduled dates.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Nielsen asked if there were any Supervisor questions or comments. There were none.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Mr. Nielsen stated there was no further business to come before the Board and asked for a motion to adjourn the meeting.

On a Motion by Mr. Stephens, seconded by Mr. Truxton, with all in favor, the Board adjourned the meeting at 9:40 a.m., for the Trevesta Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

MINUTES OF MEETING

**TREVESTA
COMMUNITY DEVELOPMENT DISTRICT**

The Landowner meeting of the Trevesta Community Development District was held on **Thursday, November 05, 2020 at 9:23 a.m.** at the Trevesta Clubhouse located at 6210 Trevesta Place, Palmetto, Florida 34221.

Present were:

Dave Truxton	Proxy Holder
Michael Stephens	MI Homes
Anthony Campano	MI Homes
Kevin Archer	MI Homes
Taylor Nielsen	District Manager, Rizzetta & Company, Inc.
Belinda Blandon	District Manager, Rizzetta & Company, Inc.
	(via speaker phone)
Jere Earlywine	Hopping Green & Sams, P.A. (via speaker phone)

FIRST ORDER OF BUSINESS

Call to Order

Mr. Nielsen called the meeting to order and confirmed that the Landowner Meeting was duly noticed in accordance with Florida Statute Chapter 190.

SECOND ORDER OF BUSINESS

**Determination of Number of Voting
Units Represented**

Mr. Nielsen advised that Mr. Dave Truxton was present as the designated proxy holder for VK TREVESTA LLC, representing a total of 122 voting units and Mr. Michael Stephens was present as the designating proxy holder for MI Homes, representing a total of 161 voting units Mr. Nielsen stated for the record that a total of 283 voting units were present.

THIRD ORDER OF BUSINESS

**Election of Chairperson and Secretary
for Purpose of Conducting Landowner
Election**

Mr. Nielsen was elected as Chairperson and Secretary of the meeting for the purpose of conducting the Landowner Election.

FOURTH ORDER OF BUSINESS

**Nominations for Positions of
Supervisor**

Mr. Nielsen opened the floor to nominations of candidates by the landowner(s). Mr. Truxton, proxy holder for VK TREVESTA LLC, nominated Michael Stephens, Dave Truxton, and James Harvey. Mr. Nielsen asked if there were any other nominations. Hearing none, nominations were closed.

49
50 **FIFTH ORDER OF BUSINESS**

Casting of Ballots

51
52 Ballots were completed by the proxy holders on behalf of VK TREVESTA LLC and
53 MI Homes. Mr. Nielsen collected the ballots.

54
55 **SIXTH ORDER OF BUSINESS**

Tabulation of Ballots

56
57 Mr. Nielsen stated the candidates received the following votes: Mr. Michael
58 Stephens received 220 votes, Mr. Dave Truxton received 283 votes, and Mr. James
59 Harvey received 283 votes. Mr. Nielsen advised that by virtue of the votes received, Mr.
60 Michael Stephens will receive a two-year term to be effective November 17, 2020 and
61 expiring November 2022; and Mr. Dave Truxton and Mr. James Harvey will each receive
62 a four-year term to be effective November 17, 2020 and expiring November 2024.

63
64 **SEVENTH ORDER OF BUSINESS**

Landowner Questions and Comments

65
66 Mr. Nielsen asked if there were any questions or comments. There were none.

67
68 **EIGHTH ORDER OF BUSINESS**

Adjournment

69
70 Mr. Nielsen stated there were no additional matters to come before the
71 Landowners and adjourned the meeting at 9:26 a.m.

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

Operation and Maintenance Expenditures October 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2020 through October 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$27,248.73**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Bradenton Herald	000587	0004775638	0004775638 10/09/20	\$ 155.61
Hopping Green & Sams	000583	117406	Legal Services Billed 08/20	\$ 2,598.00
Innersync Studio, Ltd	000584	18950	CDD Website Services- 10/20	\$ 1,537.50
Rizzetta & Company, Inc.	000585	INV0000053318	District Management Fees 10/20	\$ 4,077.08
Rizzetta & Company, Inc.	000585	INV0000053564	Assessment Roll FY20/21	\$ 5,150.00
Rizzetta Technology Services, LLC	000586	INV0000006370	Website Hosting Services 10/20	\$ 100.00
Solitude Lake Management	000588	PI-A00490767	Fountain Maintenance Services 10/01/20-12/31/20	\$ 346.00
Sun State Landscape Management, Inc.	000589	32513	Monthly Maintenance - 10/20	\$ 4,720.38
Sun State Landscape Management, Inc.	000589	32514	Monthly Turf, Fert Maint. 2nd Entry Buffalo Rd to Wall 10/20	\$ 1,496.22
Sun State Landscape Management, Inc.	000589	32515	Monthly Landscape Maint. 2nd Entry Buffalo Rd to Wall 10/20	\$ 2,721.44

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Trevesta Irrigation LLC	000590	Oct-20	Phase 1A & 1B Common Area 10/20	<u>\$ 4,346.50</u>
Report Total				<u>\$ 27,248.73</u>

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

Operation and Maintenance Expenditures December 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2020 through December 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$55,952.18**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Cardno, Inc.	000605	299846	Phase 400 Preserves Billed Through 09/25/20	\$ 11,525.00
Hopping Green & Sams	000598	118528	Legal Services Billed 10/20	\$ 1,372.79
Morris Engineering and Consulting, LLC	000599	INV-1022	Engineering Services 09/20	\$ 5,700.00
Rizzetta & Company, Inc.	000600	INV00000054664	District Management Fees 12/20	\$ 4,077.08
Rizzetta Technology Services, LLC	000601	INV000000066578	Website Hosting Services 12/20	\$ 100.00
Solitude Lake Management	000602	PI-A00508770	Water Quality Testing 11/20	\$ 1,500.00
Solitude Lake Management	000602	PI-A00511991	Lake & Pond Maintenance 10/20	\$ 1,990.00
Solitude Lake Management	000607	PI-A00521735	Lake & Pond Maintenance 12/20	\$ 995.00
Sun State Landscape Management, Inc.	000608	32725	Irrigation Inspection/Repairs 10/20	\$ 162.93
Sun State Landscape Management, Inc.	000603	33088	Monthly Maintenance - 11/20	\$ 4,720.38
Sun State Landscape Management, Inc.	000603	33089	Monthly Turf, Fert Maint. 2nd Entry Buffalo Rd to Wall 11/20	\$ 1,496.22

Trevesta Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Sun State Landscape Management, Inc.	000603	33090	Monthly Landscape Maint. 2nd Entry Buffalo Rd to Wall 11/20	\$ 3,701.59
Sun State Landscape Management, Inc.	000603	33695	Monthly Maintenance - 12/20	\$ 4,720.38
Sun State Landscape Management, Inc.	000603	33696	Monthly Turf, Fert Maint. 2nd Entry Buffalo Rd to Wall 12/20	\$ 1,496.22
Sun State Landscape Management, Inc.	000603	33697	Monthly Landscape Maint. 2nd Entry Buffalo Rd to Wall 12/20	\$ 3,701.59
Trevesta Irrigation LLC	000609	DEC-20	Phase 1A & 1B Common Area 12/20	\$ 4,346.50
Trevesta Irrigation LLC	000604	Nov-20	Phase 1A & 1B Common Area 11/20	<u>\$ 4,346.50</u>
Report Total				<u><u>\$ 55,952.18</u></u>

RESOLUTION 2021-05

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE
TREVESTA COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND
PRINCIPAL HEADQUARTERS OF THE DISTRICT AND
PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE TREVESTA COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578.

SECTION 2. The District’s principal headquarters for purposes of establishing proper venue shall be located at the Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, Florida 34221 within Manatee County, Florida.

SECTION 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2ND DAY OF FEBRUARY, 2021.

ATTEST:

**TREVESTA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors

RESOLUTION 2021-06

[PROJECT COMPLETION RESOLUTION FOR 2016 PROJECT AND 2018 PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TREVESTA COMMUNITY DEVELOPMENT DISTRICT ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING THE CERTIFICATE OF THE DISTRICT ENGINEER THAT THE 2016 PROJECT AND 2018 PROJECT ARE COMPLETE; ACCEPTING THE CERTIFICATE OF THE ASSESSMENT CONSULTANT REGARDING SPECIAL ASSESSMENTS; RECOGNIZING THE SATISFACTION OF CONTRIBUTION REQUIREMENTS; DECLARING THE 2016 PROJECT AND 2018 PROJECT COMPLETE; PROVIDING DIRECTION TO THE TRUSTEE; FINALIZING THE 2016 ASSESSMENTS AND 2018 ASSESSMENTS; AUTHORIZING A MUTUAL RELEASE; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Background

WHEREAS, the Trevesta Community Development District ("**District**") was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

2016 Bonds

WHEREAS, on March 29, 2016, the District issued its \$4,925,000 Special Assessment Bonds, Series 2016A-1 (2016 Project) ("**2016 Bonds**"), to finance a portion of its "**2016 Project**;" and

WHEREAS, the 2016 Bonds were issued pursuant to that certain *Master Trust Indenture*, as supplemented by the *First Supplemental Trust Indenture*, each between the District and Regions Bank ("**Trustee**") and dated March 1, 2016 (collectively, the "**2016 Indenture**"); and

WHEREAS, the 2016 Project originally was estimated to cost approximately \$8,248,000 and is described in the *Supplemental Engineer's Report (2016 Project)*, dated February 4, 2016 ("**2016 Engineer's Report**"); and

WHEREAS, the 2016 Project includes, among other things, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure; and

WHEREAS, in order to secure repayment of the 2016 Bonds, and pursuant to Resolutions 2015-34, and 2016-03, as amended by Resolution 2017-06 (together, and among other assessment resolutions, "**2016 Assessment Resolution**"), the District levied and imposed special assessment lien(s) (together, "**2016 Assessments**"), which are levied and imposed on certain benefitted lands (i.e., the "**2016 Assessment Area**") within Assessment Area One of the District; and

WHEREAS, the 2016 Assessments are further described in the *Amended and Restated First Supplemental Special Assessment Allocation Report*, dated March 24, 2016, as amended on May 4, 2017 (together, “**2016 Assessment Report**”); and

WHEREAS, generally stated, the 2016 Project specially benefits the assessable lands in the 2016 Assessment Area, as set forth in the 2016 Assessment Resolution, and it is reasonable, proper, just and right to assess the costs of the 2016 Project financed with the 2016 Bonds to the specially benefited properties within the District as set forth in the 2016 Assessment Resolution and this Resolution; and

2018 Bonds

WHEREAS, on December 19, 2018, the District issued its \$4,045,000 Special Assessment Bonds, Series 2018 (Assessment Area One – Phase 2 Project) (“**2018 Bonds**”), to finance a portion of its “**2018 Project**,” and

WHEREAS, the 2018 Bonds were issued pursuant to that certain *Master Trust Indenture*, as supplemented by the *Third Supplemental Trust Indenture*, each between the District and Regions Bank (“**Trustee**”) and dated March 1, 2016 and December 1, 2018, respectively (collectively, the “**2018 Indenture**,” together with the 2016 Indenture, the “**Indenture**”); and

WHEREAS, the 2018 Project originally was estimated to cost approximately \$8,008,000 and is described in the *Supplemental Engineer’s Report (Revised Assessment Area One Project / 2018 Project)*, dated August 2, 2018, as revised November 19, 2018 (“**2018 Engineer’s Report**”); and

WHEREAS, the 2018 Project includes, among other things, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure; and

WHEREAS, in order to secure repayment of the 2018 Bonds, and pursuant to Resolutions 2018-11, 2018-12, and 2019-01 (together, and among other assessment resolutions, “**2018 Assessment Resolution**”), the District levied and imposed special assessment lien(s) (together, “**2018 Assessments**”), which are levied and imposed on certain benefitted lands (i.e., the “**2018 Assessment Area**”) within Assessment Area One of the District; and

WHEREAS, the 2018 Assessments are further described in the *Amended Master Special Assessment Allocation Report – Assessment Area One*, dated May 18, 2015, as amended August 2, 2018, and as supplemented by the *Supplemental Special Assessment Allocation Report, Special Assessment Bonds, Series 2018 (Assessment Area One – Phase 2 Project)*, dated December 4, 2018 (together, “**2018 Assessment Report**”); and

WHEREAS, generally stated, the 2018 Project specially benefits the assessable lands in the 2018 Assessment Area, as set forth in the 2018 Assessment Resolution, and it is reasonable, proper, just and right to assess the costs of the 2018 Project financed with the 2018 Bonds to the specially benefited properties within the District as set forth in the 2018 Assessment Resolution and this Resolution; and

Completion of Projects

WHEREAS, the 2016 Project and 2018 Project, and all components thereof, have been completed; and

WHEREAS, as outlined in **Exhibit A**, and except as noted therein, the District has acquired all real property interests and/or permits necessary for ownership and operation of the 2016 Project and 2018 Project; and

WHEREAS, as shown in **Exhibit B**, the District has spent all monies from the applicable construction accounts for the 2016 Project and 2018 Project, with the exception of certain nominal amounts (below \$100 in total); and

WHEREAS, the Developer has contributed additional monies to complete the 2016 Project and 2018 Project, as shown in **Exhibit B**; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the Indenture, the District Engineer has executed and delivered an Engineer's Certificate dated February 4, 2021 ("**Engineer's Certificate**"), attached hereto as **Exhibit C**, wherein the District Engineer certified the 2016 Project and 2018 Project complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer's Certificate, the District's Board desires to certify the 2016 Project and 2018 Project complete in accordance with the Indenture and pursuant to Chapter 170, *Florida Statutes*; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, the District's Assessment Consultant has also executed and delivered an Assessment Consultant's Certificate dated February 4, 2021 ("**Assessment Consultant's Certificate**"), attached hereto as **Exhibit D**, certifying that (i) the actual costs of the 2016 Project have exceeded the amount of the 2016 Assessments (and any required contributions), such that no credit for 2016 Assessments is due; and (ii) the actual costs of the 2018 Project have exceeded the amount of the 2018 Assessments (and any required contributions), such that no credit for 2018 Assessments is due; and

WHEREAS, in order to ensure that certain target assessment levels were achieved, the Developer was obligated to make certain contributions of infrastructure in connection with the 2016 Assessments and 2018 Assessments (together, "**Contribution Requirements**"); and

WHEREAS, as noted in **Exhibits C and D**, the Developer has satisfied any and all such Contribution Requirements; and

WHEREAS, accordingly, the District desires to formally recognize the satisfaction of all Contribution Requirements; and

WHEREAS, based on the Engineer's Certificate and the Assessment Consultant's Certificate, the Board desires to declare the 2016 Project and 2018 Project complete for purposes of the Indenture and Chapter 170, *Florida Statutes*;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE TREVISTA COMMUNITY DEVELOPMENT DISTRICT:**

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORITY. This Resolution is adopted pursuant the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. REAL ESTATE CONVEYANCES; PERMITS. As outlined in **Exhibit A**, and certified in **Exhibit C**, and except as stated therein, the District has acquired all real property interests and/or permits necessary for ownership and operation of the 2016 Project and 2018 Project.

4. ACCEPTANCE OF ENGINEER'S CERTIFICATE AND ASSESSMENT CONSULTANT'S CERTIFICATE. The Board hereby accepts the Engineer's Certificate, attached hereto as **Exhibit C**, and the Assessment Consultant's Certificate, attached hereto as **Exhibit D**, and certifies the 2016 Project and 2018 Project complete in accordance with the Assessment Resolution, the Indenture and Chapter 170 of the *Florida Statutes*. The Completion Date, as that term is defined in the Master Trust Indenture, shall be the date of the Engineer's Certificate.

5. SATISFACTION OF CONTRIBUTION REQUIREMENTS. As noted in **Exhibit D**, the Developer has satisfied any and all Contribution Requirements, and the District hereby formally recognizes the satisfaction of all Contribution Requirements necessary for the reduction of 2016 Assessments and 2018 Assessments to meet target levels.

6. DIRECTION TO TRUSTEE. District Staff is directed to send a letter in the form attached hereto as **Exhibit G** to the District's Trustee for the 2016 Bonds and 2018 Bonds, and otherwise effect any final transfers of funds from the Series 2016 Acquisition and Construction Account and Series 2018 Acquisition and Construction Account, and close the accounts according to the terms of the Assessment Consultant's Certificate and the Indenture.

7. FINALIZATION OF 2016 ASSESSMENTS. Pursuant to Section 170.08, *Florida Statutes*, and the 2016 Assessment Resolution, and because the 2016 Project is complete, the 2016 Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the 2016 Project. Because all of the original construction proceeds from the 2016 Bonds were used to construct the 2016 Project, and all Contribution Requirements were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the 2016 Assessment Resolution, the 2016 Assessments are hereby finalized in the amount of the outstanding debt due on the 2016 Bonds in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the 2016 Assessment Report and the Final Assessment Lien Roll attached hereto as **Exhibit E-2016**.

8. FINALIZATION OF 2018 ASSESSMENTS. Pursuant to Section 170.08, *Florida Statutes*, and the 2018 Assessment Resolution, and because the 2018 Project is complete, the 2018 Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the 2018 Project. Because all of the original construction proceeds from the 2018 Bonds were used to construct the 2018 Project, and all Contribution Requirements were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, and the 2018 Assessment Resolution, the 2018 Assessments are hereby finalized in the amount of the outstanding debt due on the 2018 Bonds in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the 2018 Assessment Report and the Final Assessment Lien Roll attached hereto as **Exhibit E-2018**.

9. MUTUAL RELEASE. Because the 2016 Project and 2018 Project are complete, the District hereby authorizes execution of the Mutual Release of Obligations, attached hereto as **Exhibit F**.

10. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

11. TRUE-UP PAYMENTS. Pursuant to the Assessment Resolutions, among other documents, there may be required from time to time certain true-up payments. Nothing herein shall be deemed to amend or alter the requirement to make true-up payments as and when due.

12. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

13. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the Assessment Resolution which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

14. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

15. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 4th day of February, 2021.

ATTEST:

**TREVESTA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Real Property Conveyances; Permits
Exhibit B: Financial Statements for Construction & Custody Accounts
Exhibit C: District Engineer's Certificate
Exhibit D: Assessment Consultant's Certificate
Exhibit E-2016: Final Assessment Lien Roll 2016 Bonds
Exhibit E-2018: Final Assessment Lien Roll 2018 Bonds
Exhibit F: Mutual Release of Obligations
Exhibit G: Letter to Trustee