

**MINUTES OF MEETING
LP COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the LP Community Development District held Multiple Public Hearings and a Regular Meeting on February 2, 2023 at 8:30 a.m., at the offices of Masteller, Moler & Taylor, Inc., 1655 27th St #2, Vero Beach, Florida 32960.

Present at the meeting were:

Chad Kelly	Chair
Wendy Coya (via telephone)	Vice Chair
Andrew Kennedy	Assistant Secretary
Robert “Vinny” Olmstead	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Jonathan Johnson (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 8:33 a.m. The Oath of Office was administered to Mr. Vinny Olmstead prior to the meeting.

Supervisors Kelly, Kennedy and Vinny Olmstead were present. Supervisor Coya was attending via telephone. Supervisor Trey Olmstead was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisors Trey Olmstead [Seat 4] and Vinny Olmstead [Seat 5] (the following will also be provided in a separate package)

This item was addressed during the First Order of Business.

Mr. Vinny Olmstead was familiar with the following items:

- A. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. **Membership, Obligations and Responsibilities**
- C. **Chapter 190, Florida Statutes**
- D. **Financial Disclosure Forms**
 - I. **Form 1: Statement of Financial Interests**
 - II. **Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. **Form 1F: Final Statement of Financial Interests**
- E. **Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. **Affidavit/Proof of Publication**
- B. **Consideration of Resolution 2023-29, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the LP Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2023-29. This enables the CDD to impose and place assessments on the tax bill and utilize the services of the Property Appraiser and Tax Collector to collect them.

On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, Resolution 2023-29, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the LP Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2023-30, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom noted that the Rules of Procedures abide by Florida Statutes.

Mr. Johnson stated that these Rules of Procedure are standard.

On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, the Public Hearing was closed.

Mr. Rom presented Resolution 2023-30.

On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, Resolution 2023-30, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2023-31, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 21, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom reviewed the proposed Fiscal Year 2023 budget which is unchanged since approved at the last meeting. He responded to questions about various budget line item expenses.

On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, the Public Hearing was closed.

Mr. Rom presented Resolution 2023-31.

On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, Resolution 2023-31, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 21, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Ratification of Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date

Mr. Rom presented executed Resolution 2023-07. This Resolution was updated based on the Interim District Engineer’s offer for its office to serve as the CDD’s Local District Records Office.

On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, Resolution 2023-07, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and Principal Headquarters of the District; Designating the offices of Masteller, Moler & Taylor, Inc., 1655 27th Street #2, Vero Beach, Florida 32960 as the Location of the Local District Records Office; and Providing an Effective Date, were ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2022

Mr. Rom presented the Unaudited Financial Statements as of December 31, 2022.

A Board Member expressed concerns about violating Sunshine Law if there are questions about funding requests outside of a CDD meeting. Mr. Johnson stated that the Development Team can discuss certain matters, such as whether to pay an expense or who to contact within the CDD with those questions.

Ms. Coxa stated she will process the current funding request no later than next week.

On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, Unaudited Financial Statements as of December 31, 2022, were accepted.

NINTH ORDER OF BUSINESS

Approval of Minutes

Mr. Rom presented the following:

- A. December 1, 2022 Landowners’ Meeting**
- B. December 1, 2022 Organizational Meeting**

On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, the December 1, 2022 Landowners’ Meeting Minutes and December 1, 2022 Organizational Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Update: Bond Financing

There were no updates at this time.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer (Interim): Masteller & Moler, Inc**

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: March 2, 2023 at 8:30 AM**
 - **QUORUM CHECK**

The March 2, 2023 will be cancelled, unless needed. The next meeting will likely be on June 1, 2023.

TWELFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS


Adjournment

On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, the meeting adjourned at 8:55 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair