

LP

**COMMUNITY DEVELOPMENT
DISTRICT**

June 1, 2023

BOARD OF SUPERVISORS

**REGULAR
MEETING AGENDA**

LP

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

LP Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 25, 2023

Board of Supervisors
LP Community Development District

Dear Board Members:

The Board of Supervisors of the LP Community Development District will hold a Regular Meeting on June 1, 2023 at 8:30 a.m., at the offices of Masteller, Moler & Taylor, Inc., 1655 27th St #2, Vero Beach, Florida 32960. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. 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)*
 - 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
4. Consideration of Resolution 2023-32, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2023-33, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- 6. Acceptance of Unaudited Financial Statements as of April 30, 2023
- 7. Approval of February 2, 2023 Public Hearings and Regular Meeting Minutes
- 8. Update: Bond Financing
- 9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Masteller & Moler, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: July 6, 2023 at 8:30 AM

○ QUORUM CHECK

Seat 1	Chad Kelly	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Seat 2	Andrew Kennedy	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Seat 3	Wendy Coxa	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Seat 4	Trey Olmstead	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Seat 5	Vinny Olmstead	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930.

Sincerely,



Daniel Rom
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 528 064 2804

LP

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-32

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

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the LP Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

SECTION 1. PROPOSED BUDGET APPROVED. The proposed budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said proposed budget.

SECTION 2. SETTING PUBLIC HEARING. The public hearing on said approved proposed budget is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: _____

LOCATION: Masteller, Moler & Taylor, Inc.,
1655 27th St #2, Vero Beach
Florida, 32960

SECTION 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 Indian River County at least 60 days prior to the hearing set above.

SECTION 4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved proposed budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

SECTION 5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 1st day of June, 2023.

ATTEST:

LP COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2023/2024 Proposed Budget

**LP
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

LP
COMMUNITY DEVELOPMENT DISTRICT
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General Fund Budget	1
Definitions of General Fund Expenditures	2

**LP
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				
	Proposed Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	Proposed Budget FY 2024
REVENUES					
Landowner contribution	\$ 75,182	\$ -	\$ 75,182	\$75,182	\$ 102,845
Total revenues	<u>75,182</u>	<u>-</u>	<u>75,182</u>	<u>75,182</u>	<u>102,845</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	32,000	8,000	24,000	32,000	48,000
Legal	25,000	4,138	20,862	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit*	-	-	-	-	5,500
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	417	-	417	417	1,000
Trustee*	-	-	-	-	5,500
Telephone	200	167	33	200	200
Postage	500	-	500	500	500
Printing & binding	500	167	333	500	500
Legal advertising	6,500	-	6,500	6,500	6,500
Annual special district fee	175	-	175	175	175
Insurance - GL and D&O	5,500	-	5,500	5,500	6,050
Contingencies/bank charges	500	-	500	500	500
Website hosting & maintenance	1,680	-	1,680	1,680	710
Website ADA compliance	210	-	210	210	210
Total expenditures	<u>75,182</u>	<u>12,472</u>	<u>62,710</u>	<u>75,182</u>	<u>102,845</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(12,472)	12,472	-	-
Fund balance - beginning (unaudited)	-	-	-	-	-
Fund balance - ending (projected)	-	-	-	-	-
Assigned	-	-	-	-	-
Working capital	-	-	-	-	-
Unassigned	-	-	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

* These items will be realized when bonds are issued

** WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**LP
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit*	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee*	5,500
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance - GL and D&O	6,050
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	710
Website ADA compliance	210
Total expenditures	<u><u>\$102,845</u></u>

* These items will be realized when bonds are issued

** WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

LP

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2023-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LP COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the LP Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING FISCAL YEAR 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 1st day of June, 2023.

ATTEST:

LP COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

LP COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Masteller, Moler & Taylor, Inc., 1655 27th St #2, Vero Beach, Florida 32960</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2023	Regular Meeting	8:30 AM
November 2, 2023	Regular Meeting	8:30 AM
December 7, 2023	Regular Meeting	8:30 AM
January 4, 2024	Regular Meeting	8:30 AM
February 1, 2024	Regular Meeting	8:30 AM
March 7, 2024	Regular Meeting	8:30 AM
April 4, 2024	Regular Meeting	8:30 AM
May 2, 2024	Regular Meeting	8:30 AM
June 6, 2024	Regular Meeting	8:30 AM
July __, 2024*	Regular Meeting	8:30 AM
August 1, 2024	Regular Meeting	8:30 AM
September 5, 2024	Regular Meeting	8:30 AM

***Exception**

Note: July meeting date is the Independence Day holiday

LP

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**LP
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**LP
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	General Fund	Total Governmental Funds
ASSETS		
Due from Landowner	\$ 20,431	\$ 20,431
Total assets	20,431	20,431
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 14,431	\$ 14,431
Landowner advance	6,000	6,000
Total liabilities	20,431	20,431
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	14,431	14,431
Total deferred inflows of resources	14,431	14,431
Fund balances:		
Unassigned	(14,431)	(14,431)
Total fund balances	(14,431)	(14,431)
Total liabilities, deferred inflows of resources and fund balances	\$ 20,431	\$ 20,431

**LP
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 75,182	0%
Total revenues	<u>-</u>	<u>-</u>	<u>75,182</u>	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	10,000	32,000	31%
Legal	-	4,140	25,000	17%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	417	0%
Telephone	16	83	200	42%
Postage	-	-	500	0%
Printing & binding	42	208	500	42%
Legal advertising	-	-	6,500	0%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	500	0%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>2,058</u>	<u>14,431</u>	<u>75,182</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	(2,058)	(14,431)	-	
Fund balances - beginning	(12,373)	-	-	
Fund balances - ending	<u>\$ (14,431)</u>	<u>\$ (14,431)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

LP

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
LP COMMUNITY DEVELOPMENT DISTRICT**

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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:

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

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48 **FOURTH ORDER OF BUSINESS** **Public Hearing Confirming the Intent of the**
 49 **District to Use the Uniform Method of Levy,**
 50 **Collection and Enforcement of Non-Ad Valorem**
 51 **Assessments as Authorized and Permitted by**
 52 **Section 197.3632, Florida Statutes; Expressing the**
 53 **Need for the Levy of Non-Ad Valorem**
 54 **Assessments and Setting Forth the Legal**
 55 **Description of the Real Property Within the**
 56 **District’s Jurisdictional Boundaries that May or**
 57 **Shall Be Subject to the Levy of District Non-Ad**
 58 **Valorem Assessments; Providing for Severability;**
 59 **Providing for Conflict and Providing for an**
 60 **Effective Date**

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- 62 **A. Affidavit/Proof of Publication**
- 63 **B. Consideration of Resolution 2023-29, Expressing its Intent to Utilize the Uniform**
- 64 **Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which**
- 65 **May Be Levied by the LP Community Development District in Accordance with Section**
- 66 **197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective**
- 67 **Date**

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

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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.

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

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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.

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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

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

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Mr. Rom noted that the Rules of Procedures abide by Florida Statutes.
Mr. Johnson stated that these Rules of Procedure are standard.

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

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No members of the public spoke.

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

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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.

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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.

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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.

214 **THIRTEENTH ORDER OF BUSINESS** **Public Comments**

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216 No members of the public spoke.

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218 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

LP

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

From: info.voteindianriver.com
To: [Daphne Gillyard](#)
Subject: RE: LP Community Development District - Request for Number of Registered Voters as of April 15, 2023
Date: Monday, April 17, 2023 9:33:37 AM
Attachments: [image001.png](#)
[image005.wmz](#)
[image007.wmz](#)
[image003.png](#)
[image004.png](#)

Good morning,

As of April 15, 2023, there are no (0) registered voters within the boundaries of the LP Community Development District.

NOTICE: The Indian River County Supervisor of Elections office has transitioned to .gov for office emails and the website.

Kindest regards,

Indian River County Supervisor of Elections office
4375 43rd Avenue
Vero Beach, FL 32967
Phone: (772) 226-4700
Fax: (772) 770-5367
Email: info@voteindianriver.gov
Web: www.voteindianriver.gov



Please note: Florida has a very broad public records law. Written communications to or from government officials regarding business constitute public records and are available to the public and media upon request unless the information is subject to a specific statutory exemption. Therefore, your e-mail message as well as the information on this form and our personal records may be subject to public disclosure.

From: Daphne Gillyard <gillyardd@whhassociates.com>
Sent: Tuesday, April 4, 2023 6:06 PM
To: info.voteindianriver.com <info@voteindianriver.gov>
Subject: RE: LP Community Development District - Request for Number of Registered Voters as of April 15, 2023

Good afternoon:

This District was established on 10/21/22. The Ordinance is attached.

Thank you.

Daphne Gillyard

LP COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Masteller, Moler & Taylor, Inc., 1655 27th St #2, Vero Beach, Florida 32960

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
February 2, 2023	Public Hearings and Regular Meeting	8:30 AM
March 2, 2023 CANCELED	Regular Meeting	8:30 AM
April 6, 2023 CANCELED	Regular Meeting	8:30 AM
May 4, 2023	Regular Meeting	8:30 AM
June 1, 2023	Regular Meeting	8:30 AM
July 6, 2023	Regular Meeting	8:30 AM
August 3, 2023	Regular Meeting	8:30 AM
September 7, 2023	Regular Meeting	8:30 AM