

**MINUTES OF MEETING  
LP COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the LP Community Development District held 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.

**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
Kyle Magee (via telephone)	District Counsel
Wendy Grant	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 8:32 a.m.

Supervisors Kelly, Kennedy and Vinny Olmstead were present. Supervisor Coya was not present at roll call. 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)**

Mr. Rom noted that the Oath of Office was administered to Mr. Vinny Olmstead before the last meeting. The Oath of Office will be administered to Mr. Trey Omstead at or before the next meeting.

- 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**

**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**

Mr. Rom reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. He noted that District Management currently charges a reduce fee of \$2,000 per month but it will increase to the full fee, once bonds are issued.

The following change was made to the proposed Fiscal Year 2024 budget:

Page 1, "Trustee\*" line item: Reduce to \$0

**Supervisor Coya joined the meeting via telephone at approximately 8:36 a.m.**

Mr. Rom stated that most of the changes/increases are related to the anticipated bond issuance and will only be incurred if bonds are issued.

Mr. Rom presented Resolution 2023-32.

**On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, Resolution 2023-32, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 10, 2023 at 8:30 a.m., at the offices of Masteller, Moler & Taylor, Inc., 1655 27th St #2, Vero Beach, Florida 32960; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**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**

Mr. Rom presented Resolution 2023-33.

**On MOTION by Mr. Vinny Olmstead and seconded by Mr. Kelly, with all in favor, 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, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2023**

Mr. Rom presented the Unaudited Financial Statements as of April 30, 2023.

Going forward, funding requests should be sent to both Mr. Kelly and Ms. Coya.

**On MOTION by Mr. Vinny Olmstead and seconded by Mr. Kelly, with all in favor, Unaudited Financial Statements as of April 30, 2023, were accepted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of February 2, 2023 Public Hearings and Regular Meeting Minutes**

Mr. Rom presented the February 2, 2023 Public Hearings and Regular Meeting Minutes.

**On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, the February 2, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Update: Bond Financing**

There were no updates at this time.

**NINTH 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**

- **0 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: July 6, 2023 at 8:30 AM**
  - **QUORUM CHECK**

The July 6, 2023 meeting will be cancelled, unless needed. The next meeting will likely be August 10, 2023.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Kelly and seconded by Mr. Vinny Olmstead, with all in favor, the meeting adjourned at 8:45 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair