MINUTES OF MEETING
LP COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the LP Community Development District held a Public Hearing and Regular Meeting on August 8, 2024 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	Vice Chair
Andrew Kennedy	Assistant Secretary
Vinny Olmstead (via telephone)	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates LLC
Jonathan Johnson (via telephone)	District Counsel
Louise Kennedy	Proctor Kennedy Properties

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Rom called the meeting to order at 8:37 a.m.

Supervisors Kelly, Coya and Kennedy were present. Supervisor Vinny Olmstead was not present at roll call. Supervisor-Elect Trey Olmstead was not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2024-04, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented Resolution 2024-04. He reviewed the proposed Fiscal Year 2025 budget, which is the same as the version presented at the last meeting. This is a Landowner-contribution budget, with expenses being paid as they are incurred.

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

Supervisor Vinny Olmstead joined the meeting at 8:39 a.m., via telephone.

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Kelly and seconded by Ms. Coya, with all in favor, Resolution 2024-04, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Budget Funding Agreement Fiscal Year 2025**

On MOTION by Mr. Kelly and seconded by Mr. Kennedy, with all in favor, the Fiscal Year 2025 Budget Funding Agreement with Ryall Acquisition Group, LLC, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting [HB7013 – Special Districts Performance Measures and Standards Reporting]**

Mr. Rom presented the Memorandum detailing this new requirement and explained that newly adopted legislation requires special districts to establish goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives, publish an annual report on its website detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved. He stated that District Management and District Counsel collaborated on identifying Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability as the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each.

Mr. Rom presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD and explained how the CDD will meet the goals.

Mr. Johnson stated that the Reporting Form is in accordance with the proposed recommendations.

On MOTION by Mr. Kelly and seconded by Ms. Coya, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2024**

On MOTION by Mr. Kelly and seconded by Ms. Coya, with all in favor, Unaudited Financial Statements as of June 30, 2024, were accepted.

SEVENTH ORDER OF BUSINESS **Approval of April 11, 2024 Regular Meeting Minutes**

On MOTION by Mr. Kelly and seconded by Ms. Coya, with all in favor, the April 11, 2024 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Johnson reminded the Board Members to complete the required four hours of ethics training by December 31, 2024. Mr. Rom stated he will email the links to free online ethics training courses and the process to electronically file Form 1 with the Commission on Ethics.

B. District Engineer (Interim): Masteller & Moler, Inc

There was no report.

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

- **0 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: September 12, 2024 at 8:30 AM**
  - **QUORUM CHECK**

The next meeting will be on September 12, 2024, unless cancelled. Email notifications will be sent for the next meeting.

NINTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Kelly and seconded by Ms. Coya, with all in favor, the meeting adjourned at 8:46 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Cal Kelly

Chair/Vice Chair