

LP

**COMMUNITY DEVELOPMENT
DISTRICT**

March 13, 2025

**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

March 6, 2025

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 March 13, 2025 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 Elected Supervisors (Andrew Kennedy - Seat 2, Wendy Coya - Seat 3) *(the following to be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Acceptance of Resignation of Trey Olmstead [Seat 4]
6. Consider Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
 - Administration of Oath of Office
7. Consideration of Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date

ATTENDEES:

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

8. Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
9. Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
10. Consideration of Resolution 2025-05, Ratifying the Actions of the District Manager in Redesignating the Time for Landowners' Meeting; Providing for Publication, Providing for an Effective Date
11. Consideration of Resolution 2025-06, Amending Resolution 2024-03 Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
12. Acceptance of Unaudited Financial Statements as of January 31, 2025
13. Approval of Minutes:
 - A. August 8, 2024 Public Hearing and Regular Meeting
 - B. November 5, 2024 Landowners' Meeting
14. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Masteller & Moler, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: April 10, 2025 at 8:30 AM
 - QUORUM CHECK

SEAT 1	CHAD KELLY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	ANDREW KENNEDY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	WENDY COYA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	VINNY OLMSTEAD	☐ IN PERSON	☐ PHONE	☐ NO
15. Board Members' Comments/Requests
16. Public Comments
17. Adjournment

Should you 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 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LP COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, 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*, being situated entirely within the Indian River County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners' meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held on November 5, 2024, at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

BOARD OF SUPERVISORS	SEAT	VOTES
Andrew Kennedy	Seat 2	440 Votes
Wendy Coya	Seat 3	440 Votes
Trey Olmstead	Seat 4	430 Votes

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

BOARD OF SUPERVISORS	SEAT	TERM OF OFFICE
Andrew Kennedy	Seat 2	4-Year Term
Wendy Coya	Seat 3	4-Year Term
Trey Olmstead	Seat 4	2-Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of March, 2025.

Attest:

LP COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LP

COMMUNITY DEVELOPMENT DISTRICT

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Daphne Gillyard

To: rolmste3@nd.edu
Subject: RE: LP CDD - Notice of Intent to Decline Appointment to Board - FW: Ryall Resignation

From: Trey Olmstead <rolmste3@nd.edu>
Sent: Thursday, August 8, 2024 9:18 PM
To: Johnson, Jonathan T. <Jonathan.Johnson@KutakRock.com>
Subject: Ryall Resignation

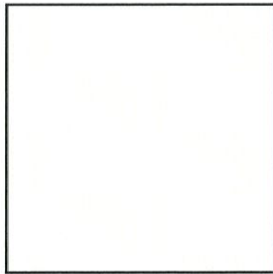
[CAUTION - EXTERNAL SENDER]

Jonathan,

I hope this email finds you well. I am writing to resign from the Ryall (LP) CDD.

Kind Regards,

Robert "Trey" Olmstead



University of Notre Dame | Class of 2025

Business Analytics | Entrepreneurship

+1 772.538.1025

rolmste3@nd.edu

This E-mail message is confidential, is intended only for the named recipients above and may contain information that is privileged, attorney work product or otherwise protected by applicable law. If you have received this message in error, please notify the sender at 402-346-6000 and delete this E-mail message. Thank you.

LP

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LP
COMMUNITY DEVELOPMENT DISTRICT ELECTING AND
REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE.**

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective March 13, 2025:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

Kristen Thomas is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of March 13, 2025:

Trey Olmstead Assistant Secretary

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Daniel Rom is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 13TH DAY OF MARCH, 2025.

ATTEST:

LP COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LP

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LP COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 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, 2025, the proposed operating budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); 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. The operating budget proposed by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

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

DATE:	_____
HOUR:	8:30 AM
LOCATION:	Masteller, Moler & Taylor, Inc., 1655 27 th St #2, Vero Beach, Florida 32960.

SECTION 3. The District Manager is hereby directed to submit a copy of the proposed budgets to Indian River County at least sixty (60) days prior to the hearings set above.

SECTION 4. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved 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. Notice of the public hearing shall be published in the manner prescribed in Florida law.

SECTION 6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 13th day of March, 2025.

ATTEST:

LP COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A

Fiscal Year 2025/2026 Budget

LP
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026

LP
COMMUNITY DEVELOPMENT DISTRICT
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**LP
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual 1/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Landowner contribution	\$ 97,795	\$ 14,961	\$ 25,453	\$40,414	\$ 96,795
Total revenues	97,795	14,961	25,453	40,414	96,795
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	8,000	16,000	24,000	48,000
Legal	25,000	-	5,000	5,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit*	5,500	-	-	-	5,500
Arbitrage rebate calculation*	500	-	-	-	500
Dissemination agent*	1,000	-	-	-	1,000
EMMA software service*	1,000	-	-	-	-
Telephone	200	67	133	200	200
Postage	500	-	500	500	500
Printing & binding	500	167	333	500	500
Legal advertising	6,500	76	1,250	1,326	6,500
Annual special district fee	175	175	-	175	175
Insurance - GL and D&O	5,500	5,200	-	5,200	5,500
Contingencies/bank charges	500	362	138	500	500
Website hosting & maintenance	710	705	5	710	710
Website ADA compliance	210	210	-	210	210
Total expenditures	97,795	14,962	25,359	40,321	96,795
Excess/(deficiency) of revenues over/(under) expenditures	-	(1)	94	93	-
Fund balance - beginning (unaudited)	-	(93)	(94)	(93)	-
Fund balance - ending (projected)	-	(94)	-	-	-
Unassigned	-	(94)	-	-	-
Fund balance - ending	\$ -	\$ (94)	\$ -	\$ -	\$ -

*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
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.	
Legal	25,000
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.	
Engineering	2,000
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.	
Audit*	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
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.	
EMMA software service*	-
Disclosure Technology Services, LLC EMMA filing assistance software license agreement for quarterly disclosure reporting	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance - GL and D&O	5,500
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	710
Website ADA compliance	210
Total expenditures	<u><u>\$ 96,795</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

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RESOLUTION 2025-04

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 2025/2026 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 2025/2026 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 2025/2026 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025/2026 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 13th day of March, 2025.

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 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Masteller, Moler & Taylor, Inc., 1655 27th St #2, Vero Beach, Florida 32960</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025	Regular Meeting	8:30 AM
November 13, 2025	Regular Meeting	8:30 AM
December 11, 2025	Regular Meeting	8:30 AM
January 8, 2026	Regular Meeting	8:30 AM
February 12, 2026	Regular Meeting	8:30 AM
March 12, 2026	Regular Meeting	8:30 AM
April 9, 2026	Regular Meeting	8:30 AM
May 14, 2026	Regular Meeting	8:30 AM
June 11, 2026	Regular Meeting	8:30 AM
July 9, 2026	Regular Meeting	8:30 AM
August 13, 2026	Regular Meeting	8:30 AM
September 10, 2026	Regular Meeting	8:30 AM

LP

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LP COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER IN REDESIGNATING THE TIME FOR LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, LP 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 the Indian River County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") previously adopted Resolution 2024-02, Designating a Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date; and

WHEREAS, the Board desires to ratify its actions in redesignating the time of the Landowners' Meeting and the District Manager's action in providing the required notice landowners' meeting and election, proxy, ballot form and instructions.

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

SECTION 1. The actions of the District Manager in redesignating the time of the Landowners' Meeting and providing the notice are hereby ratified. Resolution 2024-02 is hereby amended to reflect that the time of Landowners' Meeting as declared in Resolution 2024-02 is redesignated to 3:30 p.m., on November 5, 2024, at Masteller, Moler & Taylor, Inc., 1655 27th St #2, Vero Beach, Florida 32960.

SECTION 2. Except as otherwise provided herein, all of the provisions of Resolution 2024-02 continue in full force and effect.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of March, 2025.

ATTEST:

**LP COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LP

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LP COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2024-03 DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 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 meeting schedule adopted at the April 11, 2024 meeting reflected incorrect dates.

WHEREAS, the Board desires to adopt the correct Fiscal Year 2024/2025 meeting schedule of attached as **Exhibit A**.

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

1. **ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024/2025 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 13th day of March, 2025.

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 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Masteller, Moler & Taylor, Inc., 1655 27th St #2, Vero Beach, Florida 32960</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 10, 2024	Regular Meeting	8:30 AM
November 5, 2024	Landowners' Meeting	3:30 PM
November 14, 2024	Regular Meeting	8:30 AM
December 12, 2024	Regular Meeting	8:30 AM
January 9, 2025	Regular Meeting	8:30 AM
February 13, 2025	Regular Meeting	8:30 AM
March 13, 2025	Regular Meeting	8:30 AM
April 10, 2025	Regular Meeting	8:30 AM
May 8, 2025	Regular Meeting	8:30 AM
June 12, 2025	Regular Meeting	8:30 AM
July 10, 2025	Regular Meeting	8:30 AM
August 14, 2025	Regular Meeting	8:30 AM
September 11, 2025	Regular Meeting	8:30 AM

LP

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

LP
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2025

LP
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 10,233	\$ 10,233
Total assets	<u>10,233</u>	<u>10,233</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 4,327	\$ 4,327
Landowner advance	6,000	6,000
Total liabilities	<u>10,327</u>	<u>10,327</u>
 Fund balances:		
Unassigned	<u>(94)</u>	<u>(94)</u>
Total fund balances	<u>(94)</u>	<u>(94)</u>
 Total liabilities, deferred inflows of resources and fund balances	 <u>\$ 10,233</u>	 <u>\$ 10,233</u>

LP
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 4,510	\$ 14,961	\$ 97,795	15%
Total revenues	<u>4,510</u>	<u>14,961</u>	<u>97,795</u>	15%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	8,000	48,000	17%
Legal	-	-	25,000	0%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	1,000	0%
EMMA software service	-	-	1,000	0%
Telephone	17	67	200	34%
Postage	-	-	500	0%
Printing & binding	42	167	500	33%
Legal advertising	-	76	6,500	1%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,500	95%
Contingencies/bank charges	89	362	500	72%
Website hosting & maintenance	-	705	710	99%
Website ADA compliance	-	210	210	100%
Total expenditures	<u>2,148</u>	<u>14,962</u>	<u>97,795</u>	15%
Excess/(deficiency) of revenues over/(under) expenditures	2,362	(1)	-	
Fund balances - beginning	(2,456)	(93)	-	
Fund balances - ending	<u>\$ (94)</u>	<u>\$ (94)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

LP

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

A

DRAFT

**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]

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Secretary/Assistant Secretary

Chair/Vice Chair

LP

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

DRAFT

**MINUTES OF MEETING
LP
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the LP Community Development District was held on November 5, 2024 at 3:30 p.m., at the offices of Masteller, Moler & Taylor, Inc., 1655 27th St #2, Vero Beach, Florida 32960.

Present were:

Daniel Rom District Manager and Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 3:31 p.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Rom served as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [SEATS 2, 3, 4]

A. Nominations

Mr. Rom nominated the following:

Seat 2 Andrew Kennedy

Seat 3 Wendy Coya

Seat 4 Trey Olmstead

No other nominations were made.

B. Casting of Ballots

Mr. Rom stated that he is the designated Proxy Holder for the Landowner, Ryall Development Group LLC, owner of 442.2 acres, equating to 443 votes. Mr. Rom is eligible to cast up to 443 votes per seat.

- **Determine Number of Voting Units Represented**

A total of 443 voting units were represented.

- **Determine Number of Voting Units Assigned by Proxy**

All 443 voting units represented were assigned by proxy to Mr. Rom.

Mr. Rom cast the following votes:

Seat 2	Andrew Kennedy	440 Votes
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Seat 3	Wendy Coya	440 Votes
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Seat 4	Trey Olmstead	430 Votes
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C. Ballot Tabulation and Results

Mr. Rom reported the following ballot tabulation, results and term lengths:

Seat 2	Andrew Kennedy	440 Votes	4-Year Term
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Seat 3	Wendy Coya	440 Votes	4-Year Term
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Seat 4	Trey Olmstead	430 Votes	2-Year Term
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FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 3:33 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

LP

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS**

LP COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Masteller, Moler & Taylor, Inc., 1655 27th St #2, Vero Beach, Florida 32960</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 10, 2024 CANCELED	Regular Meeting	8:30 AM
November 5, 2024	Landowners' Meeting	3:30 PM
November 14, 2024 CANCELED	Regular Meeting	8:30 AM
December 12, 2024 CANCELED	Regular Meeting	8:30 AM
January 9, 2025 CANCELED	Regular Meeting	8:30 AM
February 13, 2025 CANCELED	Regular Meeting	8:30 AM
March 13, 2025	Regular Meeting	8:30 AM
April 10, 2025	Regular Meeting	8:30 AM
May 8, 2025	Regular Meeting	8:30 AM
June 12, 2025	Regular Meeting	8:30 AM
July 10, 2025	Regular Meeting	8:30 AM
August 14, 2025	Regular Meeting	8:30 AM
September 11, 2025	Regular Meeting	8:30 AM