

**MINUTES OF MEETING
TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Wednesday, **September 7, 2022** at 9:00 a.m., at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida.

Present and constituting a quorum:

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| Andre Vidrine | Chairman |
| Marcus Hooker | Vice Chairman |
| Rob Bonin | Assistant Secretary |

Also present were:

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| George Flint | District Manager |
| Kristen Trucco | District Counsel |
| Eric Warren | District Engineer |
| Alan Scheerer | Field Manager |
| Marcia Calleja | CALM |
| Larissa Diaz | CALM |
| Peter Dame | Akerman, LLC |
| Sara Zare | MBS Capital Markets |

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:00 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period. This would be an opportunity for any members of the public to provide comment on anything on the agenda or not on the agenda, that they would like to bring to the Board's attention. Are there any public comments? Hearing none,

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 3, 2022 Board of Supervisors Meeting

Mr. Flint: We'll move on to approval of the minutes from the August 3, 2022 meeting. Did the Board have any comments or corrections?

Ms. Trucco: I just have one comment. On the first page. It says, "*Jay Lazarovich*" from our office was present. We just need to remove him as he was not present. That's it.

Mr. Flint: Are there any other changes? If not, we need a motion to approve the minutes as amended.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Minutes of the August 3, 2022 Board of Supervisors Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2023**
- B. Administration of Oath of Office to Newly Appointed Supervisor**
- C. Consideration of Resolution 2022-06 Electing an Assistant Secretary**

Mr. Flint: We have a vacancy with the term ending November 2023. Are there any nominations at this time to fill that seat? If not, we'll carry that item over to the next meeting.

FIFTH ORDER OF BUSINESS

Consideration of Amended and Restated Acquisition Agreement for Phase 4B/5B

Mr. Flint: Item 5 is for consideration of the Amended and Restated Acquisition Agreement for Phase 4B/5B. Kristen?

Ms. Trucco: Yes, absolutely. This is actually one of the issuer documents that is subject to the Delegation Resolution that will be considered by the Board later in this meeting. Under the Acquisition Agreement, the developer is agreeing to construct the project in accordance with the Engineer's Report and the District is agreeing to reimburse the developer for their completed infrastructure using the bond funds. You'll recall at the last meeting, there was an Acquisition Agreement for 4B/5B. That has been signed. Then this Amended and Restated Acquisition Agreement is going to be signed and entered into at the time of the bond closing in addition to the other issuer documents. I can go through those once we get to the Delegation Resolution a

little bit later. If the Board has any comments or questions, we can answer them now, but it's going to amend and restate the original Acquisition Agreement that was approved and signed.

Mr. Flint: I think the desire was to get this in place in advance to closing, in the event there's anything that needs to be conveyed.

Ms. Trucco: Exactly. Actually, the Acquisition Agreement was already signed. So, that one is in place. This one doesn't technically need to be in here, but it doesn't hurt. It's part of the issuer documents of this Amended and Restated Acquisition Agreement. We're going to fill in all the final terms of the bonds.

Mr. Flint: Okay.

Ms. Trucco: Like final closing bond amount. Then moving forward, if there's an issue with the developer completing the project or the District reimbursing the developer, both parties can fall back on this agreement as a precaution.

Mr. Flint: Okay. Sounds good. Alright. We'll move on it if you're ready.

Ms. Trucco: As long as it's in here, if the Board doesn't mind, they can just make a motion to approve.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Amended and Restated Acquisition Agreement for Phase 4B/5B was approved.

SIXTH ORDER OF BUSINESS

Financing Matters

A. Presentation of Fourth Supplemental Engineers Report for Phase 4B/5B

Mr. Flint: Under financing matters, the Board previously went through the assessment process and placed an assessment over the entire District. We don't need to do that again for the Phase 4B/5B assessment area, but we do need the Board to approve the Engineer's Report related to that assessment area, as well as the Supplemental Assessment Methodology and Delegation Resolution. So, the first item under Section 6 is the Fourth Supplemental Engineer's Report. This was prepared by your District Engineer to identify the improvements in 4B/5B that would be eligible to be funded by the District. Eric, do you want to give the Board a highlight of your report?

Mr. Warren: Sure. It just points out those infrastructure improvements that were qualified for the reimbursement. Consistent with the previous reports, it included the stormwater system,

the global water system, sanitary sewer system, reclaimed system and some landscape and hardscape. Consistent with the previous report, we did not include roadways or developed lots, earthwork, specifically. The total in our report for Phase 4B was \$1.8 billion, approximately and \$1.4 billion for 5B, for a total of approximately \$3.2 billion, which was consistent with the assessment.

Mr. Flint: Okay. So, the total was \$1,870,905 of improvements. That's on Exhibit 12-1.

Mr. Warren: Yes, sir.

Mr. Flint: Are there any questions from the Board on the Engineer's Report?

Ms. Trucco: I'd just note for the record, that the acreage originally in this report, was updated to reflect the legal descriptions for the recorded 4B/5B plat. That's the legal description that we will be moving forward with for the bond issuance as well.

Mr. Flint: If there aren't any questions, we need a motion to approve the Fourth Supplemental Engineer's Report?

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| On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Fourth Supplemental Engineer's Report for Phase 4B/5B was approved. |
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B. Presentation of Supplemental Assessment Methodology Report

Mr. Flint: We prepared a Supplemental Assessment Methodology for what we're calling Assessment Area 4, which is the Phase 4B/5B project. In your agenda, you have a report dated September 7th. This has been updated to reflect the most recent change to the acreage amount to accurately reflect that. If you go to Table 1 on Page 79 of the PDF, this reflects the Development Plan. There's a mixture of multifamily duplex and single-family 32s, 40s, and 50s, with a total of 259 units and 199 ERUs. Table 2 is the estimated infrastructure cost. The \$1.8 million that I mentioned under Eric's report, was for Phase 4B and then Phase 5B is \$1.4 million for a total of \$3.2 million. Table 3 is the preliminary bond sizing. This is pre-pricing, estimating an average coupon rate of 5.25%, 30-year amortization, capitalized interest through November of 2023, 50% max annual debt service reserve and a 2% Underwriter's discount. It sets a par amount of \$2.3 million. Under these assumptions, we're projecting that we will be able to fund about \$2.3 million of the \$3.2 million in eligible improvements. Table 4 shows the benefit based on improvement cost per unit. Table 5 shows the per debt per unit. Table 6 shows what the per unit

net and gross annual assessments would be. Pulte Home Company (Pulte) asked that target assessment levels remain the same. So, these have not increased from their existing development. It should be pointed out that this proposed bond issue doesn't impact any of the current residents elsewhere in the community. This is only Phase 4B and 5B, which are being developed by Pulte right now. Then Table 7 shows the Preliminary Assessment Roll with the legal descriptions attached for the 40.35 acres. Are there any questions on the Supplemental Assessment Methodology? If not, we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Supplemental Assessment Methodology Report for Phase 4B/5B was approved.

C. Consideration of Resolution 2022-12 Phase 4B/5B Project Delegation – Exhibits Provided Separately

Mr. Flint: Next is Resolution 2022-12, which is the Delegation Resolution for the Phase 4B/5B project. Mr. Peter Dame with Akerman, Bond Counsel is on the phone. Peter, do you want to present the Delegation Resolution?

Mr. Dame: Yes. Thanks. I'd be happy to do that. Mr. Peter Dame, as mentioned, is with Akerman, serving as Bond Counsel to the District. The resolution that you have before you is similar to the resolution we've done for other bond issues. I'll go through this fairly quickly, but if there are any questions, please stop me at any time and ask the question. The bonds that we're being authorized to issue are payable from the assessments to be levied on the 4B/5B lands and are distinct from the other bonds that we've issued in terms of the payment source. The resolution authorizes \$4.6 million worth of bonds. That's a little higher than the numbers you've heard, but we'd like to leave a little room in case interest rates are such that, that amount can be funded. The resolution authorizes the various documents that are necessary for the issuance of bonds, including a Bond Purchase Contract, Supplemental Indenture, Offering Document and Limited Offering Memorandum. It also authorizes the ancillary documents that Kristen mentioned earlier, which includes the Acquisition Agreement, True-Up Agreement and a collateral assignment. I'd like to call your attention to the resolution in Section 5. Section 5 approves the actual Bond Purchase Contract and delegates to the Chair and staff, the authority to go forward and execute that Bond Purchase Agreement upon the pricing of the bond. It does set forth the parameters that are to guide them in that process as set forth under Section 5. The principal amount is not to

exceed \$4.6 million. The interest rate is not to exceed the maximum rate permitted by law, based upon our statutory index formula. The Underwriter's discount is not to exceed 2%. The bonds are subject to redemption no later than May 1, 2037 and the final maturity of the bond, is no later than May 1, 2054. The resolution broadly delegates to staff and your officers, the authority to go forward and do all of the actions that are necessary to go ahead and sign the Bond Purchase Contract, market the bond and deliver the bond. In a nutshell, that's it. It also proves the forms of the various documents that are attached. I'd be happy to answer any questions anybody might have about the resolution or any of the attachments.

Mr. Flint: Are there any questions for Peter on the Delegation Resolution? It is pretty standard. You've seen this before. If there are no questions, we need a motion to approve Resolution 2022-12.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2022-12 Phase 4B/5B Project Delegation was adopted.

Mr. Flint: Thanks Peter.

Mr. Dame: Great, thank you.

D. Consideration of Supplement to Investment Banking Agreement for Phase 4B/5B

Mr. Flint: Item D is the supplement to the Investment Banking Agreement with MBS Capital Markets (MBS) for the Phase 4B/5B bond issue. MBS is your Underwriter for these bond issues and for each one of these bond issues, there's a separate disclosure that they're required to make an agreement. This agreement is in your agenda. It contemplates that they would be compensated based on a 2% of par Underwriter's discount. Attached are the disclosures that they're required to make under the MSRB rules. Are there any questions on the agreement?

Mr. Vidrine: No.

Mr. Flint: Then we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Supplement to Investment Banking Agreement for Phase 4B/5B was approved.

E. Consideration of Supplement to Investment Banking Agreement for Phase 3/6

Mr. Flint: We also have the same agreement for the Phase 3/6 bond issue, which follows Phase 4B/5B, which is Lennar's project. Are there any questions on that agreement? If not, we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Supplement to Investment Banking Agreement for Phase 3/6 was approved.

F. Consideration of Bond Funding Agreement for Phase 4B/5B Bond Funding

Mr. Flint: Item F is the consideration of a Bond Funding Agreement for Phase 4B/5B between the District and Pulte. In the event that the bonds are not issued and the District incurs expenses that need to be paid, this agreement with Pulte would obligate them to pay those costs, as well as any costs from during the process of issuing the bonds that may need to be funded, that would then, in turn, be reimbursed out of the bond issues. Anything else, Kristen?

Ms. Trucco: No. That was perfect. I would just say this has already been sent to Pulte and there's one for Lennar as well. Those have already been sent out for execution and comments. I think Lennar has sent some comments back and I believe Pulte had already signed it, so it would just be approving it in substantially final form.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Supplement to Investment Banking Agreement for Phase 4B/5B in substantially final form was approved.

G. Consideration of Bond Funding Agreement for Phase 3/6 Bond Funding

Mr. Flint: Then you have the same Bond Funding Agreement for Phase 3/6 with Lennar. We need a motion to approve that agreement.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Supplement to Investment Banking Agreement for Phase 3/6 was approved.

Mr. Flint: Alright. Those were the financing items.

SEVENTH ORDER OF BUSINESS

Consideration of Developer Funding Agreement with Pulte Home Company, LLC.

EIGHTH ORDER OF BUSINESS

Consideration of Developer Funding Agreement with Tohoqua Development Group, LLC.

Mr. Flint: Items 7 and 8 are Developer Funding Agreements related to the District's operating budget. There is a portion of the adopted FY23 budget that would be funded as a backstop from a developer and these two agreements address that issue. Normally they're adopted at the time that you adopt the budget, but we did not have them on the agenda. So, we're following up with that. The first one is with Pulte and the second one is with Tohoqua Development Group. Pulte is developing the Phase 8 project. That's the only portion of the development that's not being assessed either on-roll or off-roll. Then the Tohoqua Development Group Agreement is for the mixed-use properties at the front of their community. Are there any questions on the Developer Funding Agreements? If not, we need a motion to approve the Developer Funding Agreement with Pulte.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Developer Funding Agreement with Pulte Home Company, LLC. was approved.

Mr. Flint: Now we need a motion to approve the Developer Funding Agreement with Tohoqua Development Group.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Developer Funding Agreement with Tohoqua Development Group was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-11 Adjusting Board of Supervisors Term Lengths per Florida Statutes

Mr. Flint: Do you want to handle Item 9, Kristen, which adjusts the terms of the Board Members.

Ms. Trucco: Yes. The Florida Legislature passed a law that states when one of the Board Member seats becomes vacant in an odd number year, the Board is required to pass a resolution to extend that seat to coincide with the General Election, which occurs every November of even number years. There were several seats that ended in an odd number year and this resolution extends the term of those seats to end in the next even number year. Seat 1 is now extended to November 2026. Seat 2 is also extended to November 2026 and Seats 3 through 5 are extended to November 2024. If you have any questions, I can try and answer them now. Otherwise, we're just looking for a motion to approve Resolution 2022-11.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2022-11 Adjusting Board of Supervisors Term Lengths per Florida Statutes was adopted.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff Reports. Do you have anything else, Kristen?

Ms. Trucco: Not really. We're just moving forward with the bond issuances for 4B/5B and then 3/6. You'll see more to come on future agendas to finalize those bond issuances. We're also trying to move the contraction for it as well. We'll keep you updated on that, but otherwise, there are no updates from me. Thank you.

Mr. Flint: On 4B/5B, I know in an ideal world we'd be able to fund at closing, the acquisition of improvements. Do you know where we're at on that?

Ms. Trucco: We probably need to get with Eric to see what's ready to be reimbursed right now. I'll work with you.

Mr. Warren: Okay.

Mr. Flint: Yeah. The only reason I'm asking is if there's anything that needs to be conveyed and approved by the Board, the Board may want to consider continuing the meeting, to be able to approve that in advance of the closing.

Ms. Trucco: This should be for the 4B/5B plat. So, the District can reimburse the developer via a requisition for completed infrastructure.

Mr. Warren: The infrastructure is basically complete and we're ready to obtain a Certification of Completion on those improvements, meaning, letting the city take over. My

understanding was the improvements from a moment ago, were already given to Pulte. Is that right?

Ms. Trucco: Pulte is constructing them. Then on the date of closing, we could actually reimburse Pulte for the completed infrastructure, if we had them sign off and we have conveyance documents ready. So, maybe it would make sense just to continue the meeting as a precaution.

Mr. Flint: Yeah, if you are comfortable with the Board delegating authority to execute that.

Ms. Trucco: Yeah.

Mr. Flint: What day is the closing for Phase 4B/5B?

Ms. Zare: The goal is to close before September 30th per Pulte. We plan to post the Preliminary Limited Offering Memorandum (PLOM) as soon as we get Pulte sign-off and enter the approval process. The goal is if we are going to continue this Board meeting, that we do it before the 30th. I'll throw out perhaps to start the week of the 26th.

Mr. Flint: Is the Board amenable? I'm sorry. Go ahead.

Ms. Zare: Sorry, George. Well, actually I will keep that day because it will coincide with the preclosing. This may work out perfectly anyway.

Mr. Flint: Is the Board amenable to continuing this meeting to approve the conveyances in advance of the bond closing? Otherwise, I think the desire from Pulte is to get funded before the end of their fiscal year.

Mr. Warren: And get the improvements certified complete as well with the municipalities.

Mr. Vidrine: Is it necessary to be certified by the city?

Mr. Warren: I don't know. I know that Pulte wants me to close out...

Ms. Trucco: It's preferred. There's no harm in continuing the meeting if Pulte wants to sign off on conveying documents to District at that point. We can do that.

Mr. Flint: I mean, it's possible if Pulte doesn't provide the due diligence that MBS needs to market the bonds, we don't even need to meet, but it might be good to have that option, if you're available.

Ms. Trucco: We don't need to re-advertise for a continued meeting because we've already advertised for this meeting. Otherwise, we would have to call a special meeting, which requires a seven-day advanced advertisement.

Mr. Vidrine: So, it's a function of paperwork, not physical construction. Is that right?

Ms. Trucco: It sounds like the work has already been completed. So, we'll need the District Engineer to sign off that the work is completed in accordance with his Engineer's Report, in order for the District to reimburse the developer for their work, if Pulte signs conveyance documents to the District and we record them. There's been instances where the Board decides to delegate authority to one of the Board Members to finalize any conveyance documents and then those are ratified at the following meeting. But there's no harm in the Board choosing to continue the meeting today as a precautionary measure, if we want to meet before the next scheduled meeting, which I guess is probably a month from now.

Mr. Vidrine: The work is physically done, so that's good. You can review that while he's here. That's good. So, then it's just a function of paperwork.

Mr. Flint: Yeah. Technically, the Board needs to approve the conveyances before we can acquire them. The reason for the continuance would be to approve the conveyances, to the extent they're ready before the end of the month. If you're amenable, the 26th is a Monday. Does that work for the Board? We normally meet on Wednesdays, which is the 28th.

Mr. Vidrine: That's fine.

Mr. Flint: What time on the 26th?

Mr. Vidrine: In the morning.

Mr. Flint: Do you want to meet at 9:00 a.m.?

Ms. Trucco: 9:30 a.m.

Mr. Vidrine: Probably.

Mr. Flint: At the end of the meeting, we'll continue the meeting instead of adjourning to September 26th at 9:00 a.m.

Ms. Trucco: We can keep the Board Members apprised. There is a chance that we won't need that continued meeting if we're not closing at that time or something else. But it is nice just to have one.

Mr. Vidrine: Would that be the appropriate meeting to be able to recommend another Board Member at the time?

Mr. Flint: Yeah. You could appoint a Board Member to that vacancy, if you wanted to, at that meeting.

Mr. Vidrine: That will be good. Does another meeting need to happen the following month?

Mr. Flint: No. I mean, if we don't have any business items, it's possible the October meeting can be canceled. There's no budget adoption or anything that normally falls in October.

Ms. Trucco: I just wanted to finalize the bonds, but that can occur in November.

Mr. Flint: We can do that in November.

Ms. Zare: George, if I can interject. We do have the Lennar deal where we're planning to present that Delegation Resolution along with the form of all the documents to the October 6th meeting.

Mr. Flint: Okay. If it's ready on September 26th, they can do it then.

Ms. Trucco: That's a really good point.

Mr. Vidrine: Whatever we need to do, but if September 26th is efficient for everyone, we'll do whatever we need to.

Mr. Flint: Okay.

B. Engineer

Mr. Flint: Alright. Eric, do you have anything else under the Engineer's Report?

Mr. Warren: I have nothing additional, unless you have any questions.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under the District Manager's Report, you have the Check Register from July 27th through August 27th in the total amount of \$113,696.59. The detailed register is behind the summary. If there are any questions, we can discuss those. If not, I'd ask for a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Check Register from July 27, 2022 through August 27, 2022 in the amount of \$113,696.59 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the Unaudited Financial Statements through July 31st. No action is required, but if the Board has any questions, we can discuss those.

Mr. Vidrine: No questions.

iii. Amenity Manager's Report

Mr. Flint: Amenity Manager's Report. Marcia?

Ms. Calleja: Good morning. Everything is functioning properly. We continue to do our weekly maintenance throughout the facility. Your report did include your August events. We had a back-to-school bubble party with a DJ and bubbles. It was quite successful. We had our food truck social. We were going to hold the International Dog Day, but it started thundering and lightning and we had to cancel, but we do have doggy treats for all of the homeowners to come by and pick up. We do have some events scheduled for September and your report also included the Resident's Club Usage Report. If you have any questions, just let me know.

Mr. Flint: Okay. Are there any questions from Marcia? Alright, Alan.

iv. Field Manager's Report

Mr. Scheerer: I don't know if you've noticed when you pulled in the community, we had a traffic accident at the intersection of Tohoqua Boulevard and Neptune Road. It took out some of the stone around the entry sign in the median. It's been coned off by staff. That was discovered early yesterday morning. We contacted the St. Cloud Police Department. They're going to have a report for us and we'll get the insurance information of the party or parties involved. In the interim, we've reached out to Jack who installed the sign. He's going to give us a price to fix that as well as the Tohoqua flagpole. We also had some landscape damage. All of the LED light strips on the signs are working currently. We still have to check to see if the GFI outlet at the base of the sign is working. That's what's used for all the holiday lights in the next couple of months. But it looks like it's just minor damage at this point and we're in the process of getting that corrected. Some of the things that we've talked about, when Andre and I met, street trees in Phase 2 have been installed on Cross Prairie Parkway. The Bahia grass that was, for some reason, installed on the median at the West End, was replaced with Zoysia grass. I know Lennar has been working on that conservation area back off of the west end of Cross Prairie Parkway. We did install some new plants. There's some new Society Garlic at the intersection of Cross

Prairie Parkway and Tohoqua Boulevard. Mulch should be going in probably later on today. Phase 6 was reviewed with Lennar. They have all of the hardscaping, with the exception of the pavilion. It looks like that's getting ready to go in. United Land is starting some maintenance on the landscaping out there. We will be reaching out to Pulte if they don't reach out to us. It looks like they're really close to being ready to be turned over, but they had severe issues with some drainage in there that may be due to sock piping and a turf drain that's in the middle of both of those parcels. Other than that, we're spraying weeds today. The pond contractor will be here tomorrow. All of the ponds look good. I don't know if the clearing of that area down off of Macy Island Road and Cross Prairie Parkway created some of the algae in the Phase 2 pond, but they are scheduled to be here tomorrow. They will treat all of ponds tomorrow.

Mr. Vidrine: You probably might have mentioned this if you didn't. At Macy Island Road and Cross Prairie Parkway, they recently filled in an area. It looks a lot better. There's a lot of algae in that soil system.

Mr. Scheerer: Yeah, that's not something that we had contemplated, but I'll get with our pond contractor. I don't know if that's Duckweed or Salvinia, but there is some weird weed growing in there. We will get with them and see what they can do to just go ahead and treat that. If we have to add that, we'll bring that back to the Board in the future.

Mr. Vidrine: It seems like that might be something that's going to be a cost of maintenance.

Mr. Scheerer: Correct. I agree.

Mr. Flint: Are there any questions for Alan other than that? Hearing none,

ELEVENTH ORDER OF BUSINESS **Other Business**

Mr. Flint: Is there any other business? Hearing none,

• **Public Comment Period**

Resident (Not Identified): Good morning.

Mr. Flint: One moment. We had public comment at the beginning, Mr. Chairman. Do you want to open the floor for public comment?

Mr. Vidrine: Sure.

Mr. Flint: Okay.

Resident (Not Identified): I am a resident here and I have a few questions for the Field Manager. I want to understand about some of the comments that many of the residents have. I think some of them are going to be answered.

Mr. Scheerer: I don't understand your question, I'm sorry.

Resident (Not Identified): I didn't ask a question.

Mr. Scheerer: Sorry.

Resident (Not Identified): I wanted to ask some questions along the lines of what you just gave an update on.

Mr. Scheerer: The ponds and the landscaping?

Resident (Not Identified): A lot of neighbors have concerns about people speeding inside of the subdivision. Who's responsible for installing them?

Mr. Flint: You're asking if speed bumps were installed?

Resident (Not Identified): Yes.

Mr. Flint: You're saying, if someone was to request that speed bumps be installed, who would be responsible for that?

Resident (Not Identified): Yes.

Mr. Flint: The streets are owned by the City of St. Cloud. So, they would have to approve any traffic calming measures like that. They're also responsible for enforcement of speeding, stop signs and traffic regulation

Resident (Not Identified): Okay. Another question is about installing some fountains in the small ponds. On Cross Prairie Parkway, there are a bunch of nice fountains. Is there any plan to install fountains?

Mr. Scheerer: Nothing was allocated for this year's or next year's budget. I'm not saying that it can't be done, but we can certainly look at the ponds in the future and obtain pricing for some seven-and-a-half horsepower three-tier fountains, if that's the desire of the Board. We would have to do that during the next budget cycle because this budget has already been approved. Those fountains are probably anywhere from \$20,000 to \$25,000 a piece.

Resident (Not Identified): Could you make it as an agenda for the next budget approval so that money can be allocated?

Mr. Flint: Yeah. It's obviously the Board's call on that. We don't have any fountains in Tohoqua. Normally, we would only install fountains if we had an issue where we needed

additional circulation in the ponds, maybe to address midges or algae problems or something like that. If they're for aesthetic purposes, it is likely that the Board may or may not want to fund those, but it can be something that they discuss. That process would start next Spring as far as the discussions.

Resident (Not Identified): That's great. Thank you for considering it. One last question. Is there a timeline to complete the Cross Prairie Boulevard construction and opening for public communication?

Mr. Vidrine: That's Kindred, the next community over. Just for clarification purposes, it's not a Tohoqua situation. I drove it this morning and I'm waiting anxiously like you are. I see that probably half of it's been landscaped. It looks like the other half needs to be landscaped. That's a function of the developer and the contractor working with the city to punch it out. It looks to me like it's waiting for landscaping and doesn't look too far away from completion. I don't have a formal date for you though, but I would say that their desire would be to get it done.

Resident (Not Identified): This Cross Prairie road is basically one of the reasons there's so many issues in front of the middle school. In the morning, people are not trying to follow the traffic law. There have been accidents. We do nothing. One, cops should be around policing every day about traffic law for that long that period of time.

Mr. Flint: What the Chairman is indicating is that Kindred is the one developing that and he's not aware of the time frame. There's another CDD in Kindred. They have a website. You might try reaching out to them to find out what the status of that construction is. But it's not something under the purview of this Board.

Mr. Vidrine: That's the county.

Mr. Flint: Yeah. Or the county

Resident (Not Identified): Thank you. That's all of my questions.

Mr. Flint: Okay.

TWELFTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

Mr. Flint: If there's nothing else from the Board, we need a motion to continue this meeting to September 26th at 9:00 a.m.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the meeting was continued to September 26, 2022 at 9:00 a.m.



Secretary / Assistant Secretary



Chairman / Vice Chairman