

**SEATON CREEK RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

December 28, 2021 Minutes of Continued Public Hearing & Regular Meeting

Minutes of the Continued Public Hearing & Regular Meeting

The Continued Public Hearing & Regular Meeting of the Board of Supervisors for the Seaton Creek Reserve Community Development District was held on **Tuesday, December 28, 2021 at 2:00 p.m.** at the Bartram Park Executive Center located at 12724 Gran Bay Pkwy West, Suite 410, Jacksonville, FL 32258.

1. CALL TO ORDER

Brian Lamb called the Continued Public Hearing & Regular Meeting of the Board of Supervisors of the Seaton Creek Reserve Community Development District to order on **Tuesday, December 28, 2021 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Ross Puzzitiello	Chair	<i>via conference call</i>
Rick Puzzitiello	Vice-Chair	<i>via conference call</i>
Amy Dewey	Supervisor	
Ward Huntley	Supervisor	
Zenzi Rogers	Supervisor	

Staff Members Present:

Brian Lamb	District Manager, Meritus	
Wes Haber	District Counsel, Hopping Green & Sams	<i>via conference call</i>

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO CONTINUED PUBLIC HEARING

Mr. Lamb directed the Board to recess to the Continued Public Hearing.

42 **4. CONTINUED PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2021**
43 **& 2022 BUDGET**

44 **A. Open Continued Public Hearing on Adopting Final Fiscal Year 2021 & 2022**
45 **Budget**
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MOTION TO:	Open the continued public hearing.
MADE BY:	Supervisor Rogers
SECONDED BY:	Supervisor Huntley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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54 **B. Staff Presentations**
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56 Mr. Lamb went over the resolutions, budgets, and Developer Funding Agreements with the
57 Board. Supervisor Ross Puzzitiello mentioned that it should be 800 for the units and the lots
58 should be 50 ft. The adjustments will be noted and the unit count for now will be struck since it
59 is not applicable. There was also a question from Supervisor Rick Puzzitiello about when the
60 developer will be responsible to make the payment. Mr. Lamb answered.

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62 **C. Public Comments**
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64 There were no public comments.
65

66 **D. Consideration of Resolution 2022-03; Adopting Final Fiscal Year 2021 Budget**
67 **i. Developer Funding Agreement**
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69 The Board reviewed the resolution, budget, and funding agreement.
70

MOTION TO:	Approve Resolution 2022-03 with the budget with a prorated portion of the year for fiscal year 2021 as presented, and the form of the Developer Funding Agreement.
MADE BY:	Supervisor Dewey
SECONDED BY:	Supervisor Huntley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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83 **E. Consideration of Resolution 2022-04; Adopting Final Fiscal Year 2022 Budget**
84 **i. Developer Funding Agreement**
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86 The Board reviewed the resolution, budgets, and funding agreement. There were a few questions
87 about the budget, timing of payments, and when the fiscal year begins. Mr. Lamb answered.
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89	MOTION TO:	Approve Resolution 2022-04, the budget for fiscal
90		year 2022 in standard form, and the form of the
91		Developer Funding Agreement with the authorization
92		for staff to finalize it with the associated landowner
93		for payment of the costs incurred.
94	MADE BY:	Supervisor Huntley
95	SECONDED BY:	Supervisor Dewey
96	DISCUSSION:	None further
97	RESULT:	Called to Vote: Motion PASSED
98		5/0 - Motion Passed Unanimously

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100 **F. Close Continued Public Hearing on Adopting Final Fiscal Year 2021 & 2022**
101 **Budget**
102

103 The public hearing was closed.
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106 **5. RETURN AND PROCEED TO REGULAR MEETING**
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108 Mr. Lamb directed the Board to return and proceed to the regular meeting.
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111 **6. BUSINESS ITEMS**

112 **A. General Matters of the District**
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114 There were no general matters to discuss.
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117 **7. VENDOR AND STAFF REPORTS**

118 **A. District Counsel**
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120 Mr. Haber provided an update on the bond validation hearing, which will be on February 17,
121 2022. He went over that one of the documents that is needed is the Engineer's Report that the
122 Board will need to approve in January if possible. Mr. Lamb went over that the next regular
123 meeting will be January 25, 2022 at 2:00 p.m. Mr. Haber briefly discussed attending the hearing
124 and requirements with the Board.
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B. District Engineer

There were no reports from the Engineer.

C. District Manager

There was nothing additional from the District Manager.

8. CONSENT AGENDA

- A. Consideration of Special Organizational Meeting Minutes September 21, 2021**
- B. Consideration of Landowners Election Meeting Minutes October 28, 2021**
- C. Consideration of Public Hearings & Regular Meeting Minutes October 28, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Dewey
SECONDED BY:	Supervisor Huntley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

9. SUPERVISOR REQUESTS AND COMMENTS

There were no supervisor requests or comments.

10. AUDIENCE COMMENTS

There were no audience comments.

11. ADJOURNMENT

The meeting was adjourned.

167 *Please note the entire meeting is available on disc.

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169 *These minutes were done in summary format.

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171 *Each person who decides to appeal any decision made by the Board with respect to any matter
172 considered at the meeting is advised that person may need to ensure that a verbatim record of the
173 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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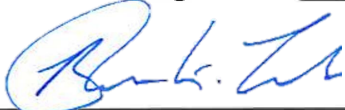
175 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
176 noticed meeting held on 1-25-22.

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Signature



Signature

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Brian Lamb

Printed Name

Ross Puzzeffelt

Printed Name

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Title:

~~Title:~~

186

Secretary

Chairman

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Assistant Secretary

Vice Chairman

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Recorded by Records Administrator

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Signature

1/25/22
Date

