MINUTES OF MEETING
REGAL-VILLAGE COMMUNITY DEVELOPMENT DISTRICT

An Organizational Meeting of the Regal-Village Community Development District was held on October 16, 2023, at 10:30 a.m., immediately following the adjournment of the Sebastian Isles Community Development District Board Meeting, at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172.

Present at the meeting were:

David Tello	Chair
Rebecca Cortes	Vice Chair
Cynthia Caldevilla	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Ginger Wald	District Counsel
Raul Alessandri	Alvarez Engineers, Inc.
Cynthia Wilhelm (via telephone)	Bond Counsel
Justin Rowan (via telephone)	Developer, DR Horton

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

Mr. Rom called the meeting to order at 10:57 a.m. Ms. Wald stated, from the original Ordinance that established the CDD, only one person, Ms. Cynthia Caldevilla, is present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public were present.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Initial Board of Supervisors (the following will be provided in a separate package)**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Caldevilla.

Ms. Wald stated the other individuals listed in the Ordinance were Karl Albertson, Jordan Bayne, Logan Bell and David Tello. Mr. Tello is present and can be sworn in.

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Tello.

Ms. Wald stated that notification was received from Mr. Karl Albertson and Mr. Logan Bell declining appointment to the CDD Board; therefore, Ms. Caldevilla and Mr. Tello can appoint a Board Member to establish a quorum so that actions can be taken today.

Ms. Caldevilla nominated Ms. Rebecca Cortes to fill a vacant Seat.

No other nominations were made.

On MOTION by Mr. Tello and seconded by Ms. Caldevilla, with all in favor, the appointment of Ms. Rebecca Cortes, was approved.

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Cortes.

Having served on other CDD Boards, the Board Members are familiar with the following:

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 2024-01, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-01. The following slate was nominated:

Chair	David Tello
Vice Chair	Rebecca Cortes
Secretary	Craig Wrathell
Assistant Secretary	Cynthia Caldevilla
Assistant Secretary	Daniel Rom

Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, Resolution 2024-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of 2024-02, Designating a Date, Time, and Location for Landowners' Meeting of the District, and Providing for an Effective Date**

Mr. Rom presented Resolution 2024-02. Mr. Rom will serve as Proxy Holder.

On MOTION by Ms. Caldevilla and seconded by Mr. Tello, with all in favor, Resolution 2024-02, Designating a Date, Time, and Location of November 14, 2023, at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172, for a Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS **Consideration of the Following Organizational Items:**

A. Resolution 2024-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Mr. Rom presented Resolution 2024-03 and the Fee Schedule and Management Agreement. A scrivener's error on Page 4 will be corrected to reflect the correct District Counsel. The Management Fee is reduced to $2,000 per month until bonds are issued; thereafter, the Management Fee shall be at the discounted rate of $42,000 annually. Assessment Methodology Consultant Services will be provided at the discounted rate of $21,300 per bond issue.

On MOTION by Mr. Tello and seconded by Ms. Caldevilla, with all in favor, Resolution 2024-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2024-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

Ms. Wald presented Resolution 2024-04 and Billing, Cochran, Lyles, Mauro & Ramsey, P.A. Proposal to serve as District Counsel.

On MOTION by Ms. Caldevilla and seconded by Mr. Tello, with all in favor, Resolution 2024-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2024-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Rom presented Resolution 2024-05. The following changes were made:

Section 1: Change “Craig Wrathell” to “Dennis E. Lyles”

Section 2: Change Registered Office location to “515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301”

On MOTION by Ms. Caldevilla and seconded by Mr. Tello, with all in favor, Resolution 2024-05, Designating Dennis E. Lyles as the Registered Agent and 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2024-06, Appointing an Interim District Engineer for the Regal Village Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: Alvarez Engineers, Inc.**

Mr. Rom presented Resolution 2024-06 and the Interim Engineering Services Agreement and Rate Schedule.

On MOTION by Ms. Caldevilla and seconded by Mr. Tello, with all in favor, Resolution 2024-06, Appointing an Interim District Engineer for the Regal Village Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim Engineering Services Agreement and accompanying Exhibits, were approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Rom presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the Request for Qualifications for Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members declined compensation.

G. Resolution 2024-07, Designating the Primary Administrative Office of the District and Providing an Effective Date

Mr. Rom presented Resolution 2024-07.

On MOTION by Mr. Tello and seconded by Ms. Caldevilla, with all in favor, Resolution 2024-07, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office of the District and Providing an Effective Date, was adopted.

H. Resolution 2024-08, Designating the Location of the Local District Records Office and Providing an Effective Date

Mr. Rom presented Resolution 2024-08.

On MOTION by Mr. Tello and seconded by Ms. Caldevilla, with all in favor, Resolution 2024-08, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

I. Resolution 2024-09, Setting Forth the Policy of the Regal Village Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Rom presented Resolution 2024-09.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, Resolution 2024-09, Setting Forth the Policy of the Regal Village Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

J. Resolution 2024-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Rom presented Resolution 2024-10.

On MOTION by Mr. Tello and seconded by Ms. Caldevilla, with all in favor, Resolution 2024-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

K. Resolution 2024-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date

Mr. Rom presented Resolution 2024-11.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, Resolution 2024-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

L. Resolution 2024-12, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2024-12. This Resolution grants the Chair and Vice Chair and other officers in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Tello and seconded by Ms. Caldevilla, with all in favor, Resolution 2024-12, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

M. Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Regal Village Community Development District

Mr. Rom presented Resolution 2024-13.

On MOTION by Ms. Caldevilla and seconded by Ms. Cortes, with all in favor, Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Regal Village Community Development District, was adopted.

N. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Rom presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.

O. Strange Zone, Inc., Quotation #M23-1029 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Rom presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Ms. Caldevilla and seconded by Ms. Cortes, with all in favor, Strange Zone, Inc., Quotation #M23-1029 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of $1,679.99, was approved.

P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Rom presented the ADA Site Compliance proposal.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of $210, was approved.

Q. Resolution 2024-14, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Rom presented Resolution 2024-14.

On MOTION by Mr. Tello and seconded by Ms. Caldevilla, with all in favor, Resolution 2024-14, to Designate Date, Time and Place of December 18, 2023 at 10:30 a.m., at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

R. Resolution 2024-15, 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 2024-15.

The following will be inserted into the Fiscal Year 2024 Meeting Schedule:

DATES: Third Monday of each month

TIME: 10:30 AM or immediately following the adjournment of the Sebastian Isles Community Development District Board Meeting

> **On MOTION by Ms. Cortes and seconded by Ms. Caldevilla, with all in favor, Resolution 2024-15, 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.**

S. Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Rom presented Resolution 2024-16.

> **On MOTION by Mr. Tello and seconded by Ms. Caldevilla, with all in favor, Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

T. Stormwater Management Needs Analysis Reporting Requirements

This item was not addressed.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS **Consideration of the Following Banking Items:**

A. Resolution 2024-17, Designating a Public Depository for Funds of the Regal Village Community Development District and Providing an Effective Date

Mr. Rom presented Resolution 2024-17.

> **On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, Resolution 2024-17, Designating Truist Bank as Public Depository for Funds of the Regal Village Community Development District and Providing an Effective Date, was adopted.**

B. Resolution 2024-18, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Rom presented Resolution 2024-18.

> **On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, Resolution 2024-18, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.**

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS **Consideration of the Following Budgetary Items:**

A. Resolution 2024-19, 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 for an Effective Date

Mr. Rom presented Resolution 2024-19 and the proposed Fiscal Year 2024 budget, which is Landowner-funded, with expenses funded as incurred.

> **On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, Resolution 2024-19, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law on December 18, 2023 at 10:30 a.m., or immediately following the adjournment of the Sebastian Isles Community Development District Board Meeting, at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.**

B. Fiscal Year 2023/2024 Budget Funding Agreement

Mr. Rom presented the Fiscal Year 2023/2024 Budget Funding Agreement. Funding requests will be submitted to Ms. Laura Sorrentino and to Mr. Tello.

> **On MOTION by Ms. Caldevilla and seconded by Mr. Tello, with all in favor, the Fiscal Year 2023/2024 Budget Funding Agreement, in substantially final form, was approved.**

C. Resolution 2024-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date

Mr. Rom presented Resolution 2024-20.

> **On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, Resolution 2024-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date, was adopted.**

D. Resolution 2024-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Rom presented Resolution 2024-21 and discussed the approval processes.

> **On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, Resolution 2024-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

E. Resolution 2024-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Mr. Rom presented Resolution 2024-22.

On MOTION by Mr. Tello and seconded by Ms. Caldevilla, with all in favor, Resolution 2024-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2024-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2024-23.

On MOTION by Ms. Caldevilla and seconded by Mr. Tello, with all in favor, Resolution 2024-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2024-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Mr. Rom presented Resolution 2024-24.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, Resolution 2024-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Consideration of E-Verify Memo with MOU

Mr. Rom presented E-Verify information related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Tello and seconded by Ms. Caldevilla, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS **Consideration of the Following Bond Financing Related Items:**

A. Bond Financing Team Funding Agreement

Mr. Rom presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: FMSbonds, Inc

Mr. Rom presented the FMS Bonds, Inc. Agreement for Underwriter Services & Rule G-17 Disclosure.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the FMSbonds, Inc., Agreement for Underwriter Services and G-17 Disclosure, in an amount not-to-exceed the Underwriter's fee of 2% of the par amount of the bonds issued, was approved.

II. Bond Counsel: Nabors, Giblin & Nickerson, P.A.

Ms. Wilhelm presented the Nabors, Giblin & Nickerson, P.A. Bond Counsel Agreement.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the Nabors, Giblin & Nickerson, P.A. Bond Counsel Agreement, was approved.

III. Trustee, Paying Agent and Registrar: U.S. Bank Trust Company, N.A.

Mr. Rom presented the U.S. Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the U.S. Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2024-25, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section

197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Rom presented Resolution 2024-25 and read the title.

> **On MOTION by Ms. Caldevilla and seconded by Mr. Tello, with all in favor, Resolution 2024-25, Designating a Date, Time, and Location of December 18, 2023 at 10:30 a.m., or immediately following the adjournment of the Sebastian Isles Community Development District Board Meeting, at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

D. Presentation of Engineer's Report - Infrastructure Improvements

Mr. Alessandri presented the Engineer's Report dated October 16, 2023. He noted that the Table, on Page 5, will be updated to include the anticipated dates of permits and to reflect that the "Petition for CDD Creation Ordinance" was approved.

> **On MOTION by Ms. Caldevilla and seconded by Mr. Tello, with all in favor, the Engineer's Report dated October 16, 2023, in substantial form, was approved.**

E. Presentation of Master Special Assessment Methodology Report

Mr. Rom presented the Master Special Assessment Methodology Report dated October 16, 2023. He reviewed the pertinent information found in each section and discussed the Development Program, Capital Improvement Plan (CIP), Assessment Methodology, lienability tests, True-up Mechanism and the Appendix Tables. He noted the following:

- Regal-Village is comprised of the Regal Palm and Hadley Place subdivisions. It is anticipated development of Regal Palm will be by D.R. Horton, Inc and development of Hadley Place will be by Forestar USA Real Estate Group Inc.
- The current development plan envisions 177 townhomes in Regal Palm and 282 townhomes in Hadley Place, for a total of 459 townhomes, which corresponds with the Engineer's Report.

➢ The proposed financing plan provides for issuance of bonds in the approximate principal amount of $13,750,000 to finance approximately $9.8 million in CIP costs, as reflected in the District Engineer's Report.

On MOTION by Ms. Cortes and seconded by Mr. Tello, with all in favor, the Master Special Assessment Methodology Report, dated October 16, 2023, in substantial form, was approved.

F. Resolution 2024-26, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

Mr. Rom presented Resolution 2024-26 and read the title.

On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, Resolution 2024-26, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

G. Resolution 2024-27, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Regal-Village Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes

Mr. Rom presented Resolution 2024-27 and read the title.

On MOTION by Ms. Cortes and seconded by Ms. Caldevilla, with all in favor, Resolution 2024-27, Setting a Public Hearing for December 18, 2023 at 10:30 a.m., or immediately following the adjournment of the Sebastian Isles Community Development District Board Meeting, at the office of Alvarez Engineers, 8935 NW 35th Lane, Suite #101, Doral, Florida 33172 for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Regal-Village Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

H. Resolution 2024-28, Authorizing the Issuance of Not to Exceed $13,750,000 Regal-Village Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date

Mr. Rom presented Resolution 2024-28, which accomplishes the following:

- Authorizes issuance of not to exceed $13,750,000 aggregate principal amount of bonds.
- Authorizes and approves execution and delivery of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company, N.A., as the Trustee, Registrar and Paying Agent.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

On MOTION by Ms. Cortes and seconded by Mr. Tello, with all in favor, Resolution 2024-28, Authorizing the Issuance of Not to Exceed $13,750,000 Regal-Village Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of the Following Construction Related Items:**

Ms. Wald presented the following:

A. Acquisition Agreements

I. Hadley Place

II. Regal Palm

> **On MOTION by Mr. Tello and seconded by Ms. Caldevilla, with all in favor, the Acquisition Agreements for Hadley Place and Regal Palm, both in substantial form, were approved.**

III. Declaration of Consent to Jurisdiction of Regal-Village Community Development District and to Imposition of Special Assessments (Regal Palm)

> **On MOTION by Mr. Tello and seconded by Ms. Cortes, with all in favor, the of Consent to Jurisdiction of Regal-Village Community Development District and to Imposition of Special Assessments for Regal Palm, in substantial form, was approved.**

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

B. District Engineer (Interim): Alvarez Engineers, Inc.

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

There were no Staff reports.

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

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

> **On MOTION by Ms. Cortes and seconded by Mr. Tello, with all in favor, the meeting adjourned at 11:46 a.m.**

____
Secretary/Assistant Secretary

____
Chair/Vice Chair