

**UNIVERSITY VILLAGE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**May 13, 2021**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

# University Village Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

May 6, 2021

Board of Supervisors  
University Village Community Development District

### ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the University Village Community Development District will hold a Regular Meeting on May 13, 2021 at 11:30 a.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Supervisors, Jeffery Staner [Seat 1] and Rich Pomeroy [Seat 5] (*the following to be provided in a separate package*)
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. 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
  - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2021-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date
5. Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the University Village Community Development District, and Providing for an Effective Date
6. Consideration of Resolution 2021-03, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

7. Consideration of Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of March 31, 2021
9. Approval of Minutes
  - A. August 13, 2020 Virtual Public Hearing and Meeting
  - B. November 12, 2020 Landowners' Meeting
10. Staff Reports
  - A. District Counsel: *Coleman Yovanovich Koester*
  - B. District Engineer: *Hole Montes, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. 0 Registered Voters in District as of April 15, 2021
    - II. NEXT MEETING DATE: August 12, 2021 at 11:30 A.M.

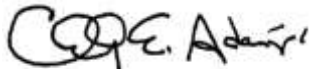
• QUORUM CHECK

Jeffery Staner	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Tim Byal	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Mark Geschwendt	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Vacant	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Rich Pomeroy	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Supervisors' Requests
12. Public Comments
13. Adjournment

If you have any questions, please do not hesitate to contact me at 239-464-7114.

Sincerely,



Chesley "Chuck" E. Adams, Jr.  
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

**UNIVERSITY VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2021-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE**

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

**WHEREAS**, following proper publication of notice thereof, such landowners' meeting was held November 12, 2020 at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, this Resolution canvasses the votes, and declares and certifies the results of said election;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT;**

**SECTION 1: Certification of 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 his favor as shown, to wit:

<b>Name of Supervisor</b>	<b>Seat Number</b>	<b>Number of Votes</b>
Jeffery Staner	1	275
No Nomination	4	0
Rich Pomeroy	5	275

**SECTION 2: Terms of Office.** In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following term of office:

<b>Name of Supervisor</b>	<b>Term of Office</b>	<b>Term Expiration Date</b>
Jeffery Staner	Four (4) Year	November 2024
Rich Pomeroy	Four (4) Year	November 2024

**SECTION 3: Severability.** That all Sections or parts of Sections or any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 4: Conflict.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5: Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the University Village Community Development District.

Said terms of office shall commence immediately upon the adoption of this Resolution.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of May, 2021.

**ATTEST:**

**UNIVERSITY VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**UNIVERSITY VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2021-02**

**A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the University Village Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

Chesley (Chuck) E. Adams, Jr. is appointed Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.



Adopted this 13<sup>th</sup> day of May, 2021.

ATTEST:

UNIVERSITY VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**UNIVERSITY VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**

## RESOLUTION 2021-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 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 heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the University Village Community Development District ("**District**") prior to June 15, 2021, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); 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 UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 12, 2021

HOUR: 11:30 a.m.

LOCATION: Miromar Development Corp.  
10801 Corkscrew Road, Suite 305  
Estero, Florida 33928

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF MAY, 2021.**

ATTEST:

**UNIVERSITY VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2021/2022 Proposed Budget

**UNIVERSITY VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022  
PROPOSED BUDGET**

**UNIVERSITY VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2 - 3
Debt Service Fund Budget	4
Series 2017 Amortization Schedule	5

**UNIVERSITY VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenues & Expenditures	Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 03/31/2021	Projected through 9/30/2021		
<b>REVENUES</b>					
Off-roll assessment	\$ 128,040	\$ 64,020	\$ 64,020	\$ 128,040	\$ 128,090
Interest	-	15	-	15	-
Total revenues	<u>128,040</u>	<u>64,035</u>	<u>64,020</u>	<u>128,055</u>	<u>128,090</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative fees</b>					
Supervisors	2,150	-	2,150	2,150	2,150
Management/accounting/recording	35,000	17,500	17,500	35,000	35,000
Legal	5,000	140	4,860	5,000	5,000
Engineering	5,000	40	4,960	5,000	5,000
Audit	5,000	-	5,000	5,000	5,000
Assessment roll preparation	2,500	2,500	-	2,500	2,500
Arbitrage rebate calculation	500	-	500	500	500
Trustee fees	3,800	3,709	91	3,800	3,800
Postage	100	-	100	100	100
Legal advertising	750	773	-	773	800
Annual district filing fee	175	175	-	175	175
Insurance	4,700	4,736	-	4,736	5,210
Contingencies	450	190	260	450	450
Website hosting and maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional	<u>66,040</u>	<u>29,763</u>	<u>36,336</u>	<u>66,099</u>	<u>66,600</u>
<b>Field operations</b>					
Stormwater					
Maintenance, monitoring & reporting	39,000	1,764	37,236	39,000	39,000
Landscape					
Maintenance & sprinkler management	8,000	2,175	5,825	8,000	8,000
Miscellaneous	2,500	-	2,500	2,500	2,500
Irrigation					
Preventative maintenance & repair	2,000	405	1,595	2,000	2,000
Electricity	6,500	3,661	2,839	6,500	6,500
Streetlighting					
Preventative maintenance & repair	1,000	-	1,000	1,000	1,000
Contingencies	3,000	-	3,000	3,000	2,490
Total field operations	<u>62,000</u>	<u>8,005</u>	<u>53,995</u>	<u>62,000</u>	<u>61,490</u>
Total expenditures	<u>128,040</u>	<u>37,768</u>	<u>90,331</u>	<u>128,099</u>	<u>128,090</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	26,267	(26,311)	(44)	-
Fund balance - beginning (unaudited)	13,882	48,320	74,587	48,320	48,276
Fund balance - ending (projected)	<u>\$ 13,882</u>	<u>\$ 74,587</u>	<u>\$ 48,276</u>	<u>\$ 48,276</u>	<u>\$ 48,276</u>

# Units	Per Unit Assessment		Revenue
	FY 2021	FY 2022	
87.94	1,459	\$ 1,456.56	\$ 128,090



**UNIVERSITY VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional Services**

Supervisors	\$ 2,150
<p>Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.</p>	
Management/accounting/recording	35,000
<p><b>Wrathell, Hunt and Associates, LLC</b>, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community. The \$35,000 annual fee is inclusive of district management, general fund accounting and recording services.</p>	
Legal	5,000
<p>As a local government attorney, Coleman, Yovanovich and Koester, PA provides ongoing representation specializing in legal issues concerning public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances, contracts, infrastructure and community development.</p>	
Engineering	5,000
<p>Hole Montes, Inc., provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, Assessment roll preparation</p>	
<p>The District has a contract with AJC and Associates to prepare the annual assessment</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all Tax Regulations, annual computations are</p>	
Postage	100
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	800
<p>These expenditures relate to advertisements for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual district filing fee	175
<p>Annual fee paid to the Department of Economic Opportunity.</p>	
Insurance	5,210
<p>The District carries public officials and general liability insurance . The limit of liability is set at \$1,000,000 per occurrence.</p>	
Contingencies	450
<p>Bank charges, automated AP and other miscellaneous expenses incurred during the year.</p>	
Website hosting and maintenance	705
<p>Cost to maintain required website and URL.</p>	
Website ADA compliance	210
Total professional services	<u>66,600</u>

**UNIVERSITY VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

**Field operations**

*Stormwater*

Maintenance, monitoring & reporting		39,000
	The District utilizes the services of licensed and qualified contractor(s) to manage it's 8 acres of storm water ponds, 180 acres of preserves and associated interconnecting pipes and control structures and perform the monitoring and reporting requirements related to the success of the preserve area maintenance and replanting.	
	Maintenance	29,000
	Monitoring and reporting	<u>10,000</u>
Total		39,000

*Landscape*

Maintenance & sprinkler management		8,000
	The District utilizes the services of licensed and qualified contractor(s) to maintain it's landscaping within the Village South Boulevard right of way and around the stormwater ponds that are note adjacent to residential or commercial properties.	

Miscellaneous		2,500
	Intended to cover plant replacements and sprinkler system repairs.	

*Irrigation*

Preventative maintenance & repair		2,000
	The District utilizes the services of two qualified and licensed contractors for the maintenance and repairs of its two irrigation pump stations and in-take piping.	

	Preventative Maintenance	1,100
	Repairs	<u>900</u>
		2,000

Electricity		6,500
	Intended to cover the cost of electricity for irrigation pump station.	

*Streetlighting*

Preventative maintenance & repair		1,000
	The District utilizes the services of a licensed and qualified electrician to maintain its street lighting system within the Village South Boulevard right of way, which consists of 60 double head street lighting poles utilizing LED technology.	

Contingencies		<u>2,490</u>
Total field operations		<u>61,490</u>
Total expenditures		<u><u>\$ 128,090</u></u>

**UNIVERSITY VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 03/31/2021	Projected through 9/30/2021	Total Actual & Projected Revenues & Expenditures	
<b>REVENUE</b>					
Special assessment: off-roll	\$ 691,265	\$ 133,182	\$ 558,083	\$ 691,265	\$ 8,913,244
Interest	-	25	-	25	-
Total revenue	<u>691,265</u>	<u>133,207</u>	<u>558,083</u>	<u>691,290</u>	<u>8,913,244</u>
<b>EXPENDITURES</b>					
Principal	424,900	-	424,900	424,900	8,760,100
Interest	266,365	133,182	133,183	266,365	254,043
Total expenditures	<u>691,265</u>	<u>133,182</u>	<u>558,083</u>	<u>691,265</u>	<u>9,014,143</u>
Net increase/(decrease) in fund balance	-	25	-	25	(100,899)
Beginning fund balance (unaudited)	113,888	100,874	-	100,874	100,899
Ending fund balance (projected)	<u>\$113,888</u>	<u>\$ 100,899</u>	<u>\$ -</u>	<u>\$ 100,899</u>	<u>-</u>

Use of fund balance:

Debt service reserve account balance (required)	-
Principal and Interest expense - November 1, 2022	-
Projected fund balance surplus/(deficit) as of September 30, 2022	<u>\$ -</u>

**UNIVERSITY VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2017 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Balance</b>
11/01/21		2.90%	127,021.45	127,021.45	8,760,100
05/01/22	8,760,100	2.90%	127,021.45	8,887,121.45	-
<b>Total</b>	<b>8,760,100</b>		<b>254,042.90</b>	<b>9,014,142.90</b>	

**UNIVERSITY VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2021-04**

**A RESOLUTION OF THE UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the University Village Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Lee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District's Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of May, 2021.

ATTEST:

**UNIVERSITY VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

Exhibit A

<b>UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>May 12, 2022</b>	<b>Regular Meeting</b>	<b>11:30 A.M.</b>
<b>August 11, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>11:30 A.M.</b>

**UNIVERSITY VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**



**UNIVERSITY VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2021**

**UNIVERSITY VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2021**

	General Fund	Debt Service Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 75,722	\$ -	\$ 75,722
Accounts receivable	112	-	112
Utility deposit	823	-	823
Investments			
Revenue 2017	-	7	7
Reserve 2017	-	100,891	100,891
Total assets	\$ 76,657	\$ 100,898	\$ 177,555
<b>LIABILITIES</b>			
<b>Liabilities</b>			
Developer advance	\$ 2,070	\$ -	\$ 2,070
Total liabilities	2,070	-	2,070
<b>FUND BALANCES</b>			
Restricted for:			
Debt service	-	100,898	100,898
Unassigned	74,587	-	74,587
Total fund balances	74,587	100,898	175,485
 Total liabilities and fund balances	 \$ 76,657	 \$ 100,898	 \$ 177,555

**UNIVERSITY VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: off-roll	\$ -	\$ 64,020	\$ 128,040	50%
Interest and miscellaneous	-	15	-	N/A
Total revenues	<u>-</u>	<u>64,035</u>	<u>128,040</u>	50%
<b>EXPENDITURES</b>				
<b>Professional</b>				
Supervisor's fees	-	-	2,150	0%
Management	2,917	17,500	35,000	50%
Audit fees	-	-	5,000	0%
Trustee fees	-	3,709	3,800	98%
Arbitrage rebate calculation	-	-	500	0%
Assessment roll preparation	-	2,500	2,500	100%
Legal	-	140	5,000	3%
Engineering	-	40	5,000	1%
Postage	-	-	100	0%
Insurance	-	4,736	4,700	101%
Legal advertising	-	773	750	103%
Contingencies	25	190	450	42%
Annual district filing fee	-	175	175	100%
ADA website compliance	-	-	210	0%
Website	-	-	705	0%
Total professional	<u>2,942</u>	<u>29,763</u>	<u>66,040</u>	45%
<b>Field operations</b>				
Stormwater				
Maintenance, monitoring & reporting	294	1,764	39,000	5%
Landscape				
Maintenance & sprinkler management	-	2,175	8,000	27%
Miscellaneous	-	-	2,500	0%
Irrigation				
Preventative maintenance & repair	270	405	2,000	20%
Electricity	-	3,661	6,500	56%
Streetlighting				
Preventative maintenance & repair	-	-	1,000	0%
Contingencies	-	-	3,000	0%
Total field operations	<u>564</u>	<u>8,005</u>	<u>62,000</u>	13%
Total expenditures	<u>3,506</u>	<u>37,768</u>	<u>128,040</u>	29%
Excess/(deficiency) of revenues over/(under) expenditures	(3,506)	26,267	-	
Fund balances - beginning	78,093	48,320	13,882	
Fund balances - ending	<u>\$ 74,587</u>	<u>\$ 74,587</u>	<u>\$ 13,882</u>	

**UNIVERSITY VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2017  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: off-roll	\$ -	\$ 133,182	\$ 691,265	19%
Interest	3	24	-	N/A
Total revenues	<u>3</u>	<u>133,206</u>	<u>691,265</u>	19%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	\$ -	\$ -	\$ 424,900	0%
Interest	-	133,182	266,365	50%
Total debt service	<u>-</u>	<u>133,182</u>	<u>691,265</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	3	24	-	
Fund balances - beginning	100,895	100,874	113,888	
Fund balances - ending	<u>\$ 100,898</u>	<u>\$ 100,898</u>	<u>\$ 113,888</u>	

**UNIVERSITY VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9A**

**DRAFT**

**MINUTES OF MEETING  
UNIVERSITY VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the University Village Community Development District held a Virtual Public Hearing and Meeting on August 13, 2020 at 11:30 a.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928, and at <https://us02web.zoom.us/j/89205929367>, and 1-929-205-6099, Meeting ID: 892 0592 9367, for both.

**Present, were:**

Tim Byal	Chair
Jeffery Staner	Vice Chair
Rich Pomeroy	Assistant Secretary
Mark Geschwendt	Assistant Secretary

**Also present, were:**

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Charlie Krebs	District Engineer
Tammy Campbell	McDirmitt Davis

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:36 a.m. Supervisors Byal, Staner, Geschwendt and Pomeroy were present. One seat was vacant. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor's Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

38 **THIRD ORDER OF BUSINESS****Presentation of Audited Financial Report  
for Fiscal Year Ended September 30, 2019;  
Prepared by McDirmit Davis**

39  
40  
41  
42 Ms. Campbell presented the Audited Financial Report for Fiscal Year Ended September  
43 30, 2019 and noted the pertinent information found on each page. There were no findings,  
44 recommendations, deficiencies on internal control or instances of non-compliance; it was a  
45 clean audit.

46 A Board Member referred to Note 5 Long-Term Liabilities, on Page 19, and asked for the  
47 title and terms of the Series 2017 Special Assessment Note to be updated, as it was extended  
48 through May 2032, and was reflected in the First Supplemental Trust Indenture, dated  
49 December 17, 2019. Mr. Adams explained that the change went into effect after the Fiscal Year  
50 closed; therefore, it would be reflected in the next audit.

51

52 **FOURTH ORDER OF BUSINESS****Consideration of Resolution 2020-04,  
Hereby Accepting the Audited Financial  
Report for the Fiscal Year Ended  
September 30, 2019**

53

54

55

56

57

Mr. Adams presented Resolution 2020-04.

58

59 **On MOTION by Mr. Byal and seconded by Mr. Staner, with all in favor,**  
60 **Resolution 2020-04, Hereby Accepting the Audited Financial Report for the**  
61 **Fiscal Year Ended September 30, 2019, was adopted.**

62

63

64 **FIFTH ORDER OF BUSINESS****Public Hearing on Adoption of Fiscal Year  
2020/2021 Budget**

65

66

67 **A. Proof/Affidavit of Publication**

68 The affidavit of publication was included for informational purposes.

69 **B. Consideration of Resolution 2020-05, Relating to the Annual Appropriations and**  
70 **Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending**  
71 **September 30, 2021; Authorizing Budget Amendments; and Providing an Effective**  
72 **Date**

73 Mr. Adams presented Resolution 2020-05. The proposed Fiscal Year 2021 budget was  
74 unchanged since it was initially presented at the last meeting.

75 **Mr. Adams opened the Public Hearing.**

76 No members of the public spoke.

77 **Mr. Adams closed the Public Hearing.**

78

79 **On MOTION by Mr. Byal and seconded by Mr. Geschwendt, with all in favor,**  
80 **Resolution 2020-05, Relating to the Annual Appropriations and Adopting the**  
81 **Budget for the Fiscal Year Beginning October 1, 2020, and Ending September**  
82 **30, 2021; Authorizing Budget Amendments; and Providing an Effective Date,**  
83 **was adopted.**

84

85

86 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-06,**  
**Making a Determination of Benefit and**  
**Imposing Special Assessments for Fiscal**  
**Year 2020/2021; Providing for the**  
**Collection and Enforcement of Special**  
**Assessments; Certifying an Assessment**  
**Roll; Providing for Amendments to the**  
**Assessment Roll; Providing a Severability**  
**Clause; and Providing an Effective Date**

89

90 Mr. Adams presented Resolution 2020-06.

91

92 **On MOTION by Mr. Byal and seconded by Mr. Geschwendt, with all in favor,**  
93 **Resolution 2020-06, Making a Determination of Benefit and Imposing Special**  
94 **Assessments for Fiscal Year 2020/2021; Providing for the Collection and**  
95 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing**  
96 **for Amendments to the Assessment Roll; Providing a Severability Clause; and**  
97 **Providing an Effective Date, was adopted.**

98

99

100 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-07,**  
**Designating Dates, Times and Locations for**  
**Regular Meetings of the Board of**  
**Supervisors of the District for Fiscal Year**  
**2020/2021 and Providing for an Effective**  
**Date**

101

102

103

104

105

106



113 Mr. Adams presented Resolution 2020-07.

114

115 **On MOTION by Mr. Byal and seconded by Mr. Geschwendt, with all in favor,**  
116 **Resolution 2020-07, Designating Dates, Times and Locations for Regular**  
117 **Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021**  
118 **and Providing for an Effective Date, was adopted.**

119

120

121 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of June 30, 2020**

122

123

124 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2020. The  
125 financials were accepted.

126

127 **NINTH ORDER OF BUSINESS**

**Approval of May 14, 2020 Virtual Public  
Meeting Minutes**

128

129

130 Mr. Adams presented the May 14, 2020 Virtual Public Meeting Minutes.

131

132 **On MOTION by Mr. Byal and seconded by Mr. Geschwendt, with all in favor,**  
133 **the May 14, 2020 Virtual Public Meeting Minutes, as presented, were**  
134 **approved.**

135

136

137 **TENTH ORDER OF BUSINESS**

**Staff Reports**

138

139 **A. District Counsel: *Coleman, Yovanovich Koester.***

140 There being no report, the next item followed.

141 **B. District Engineer: *Hole Montes, Inc.***

142 There being no report, the next item followed.

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

144 There being no report, the next item followed.

145

146 **ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

147

148 A Board Member stated he was having difficulty hearing the Zoom meeting.

149

150 **TWELFTH ORDER OF BUSINESS** **Public Comments**

151

152 There being no public comments, the next item followed.

153

154 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

155

156 There being no further business to discuss, the meeting adjourned.

157

158 **On MOTION by Mr. Staner and seconded by Mr. Geschwendt, with all in favor,**  
159 **the meeting adjourned at 11:56 a.m.**

160

161

162

163

164

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

165  
166  
167  
168  
169  
170  
171  
172

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**UNIVERSITY VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9B**

**DRAFT**

**MINUTES OF MEETING  
UNIVERSITY VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36

The University Village Community Development held a Landowners' Meeting on November 12, 2020 at 11:30 p.m., at Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.

**Present were:**

Cleo Adams	District Manager
Mr. Adams	Wrathell, Hunt and Associates, LLC
Tim Byal	Proxy Holder

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 11:30 a.m. In addition to herself, Proxy Holder, Mr. Tim Byal, and Mr. Adams were present, in person.

**SECOND ORDER OF BUSINESS**

**Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of a Chair to Conduct Landowners' Meeting**

Mr. Byal agreed to Mrs. Adams serving as the Chair to conduct the Landowners' Meeting.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [Seats 1, 4 & 5]**

**A. Nominations**

Mr. Byal nominated the following:

Seat 1	Jeff Staner
Seat 4	No nomination

37 Seat 5 Rich Pomeroy  
38 No other nominations were made.

39 **B. Casting of Ballots**

40 **I. Determine Number of Voting Units Represented**

41 **II. Determine Number of Voting Units Assigned by Proxy**

42 A total of 275 voting units were assigned by proxy to Mr. Byal, as follows:

43	Dunk Village II LLC	17 voting units
44	University Village Shops LLC	9 voting units
45	Stewart Slough Cattle Company	249 voting units

46 Mr. Byal cast the following votes:

47	Seat 1	Jeff Staner	275 votes
48	Seat 4	No nomination	0 votes
49	Seat 5	Rich Pomeroy	275 votes

50 **C. Ballot Tabulation and Results**

51 Mrs. Adams reported the following ballot tabulation, results and term lengths:

52	Seat 1	Jeff Staner	275 votes	Four-year Term
53	Seat 4	No nomination	0 votes	N/A
54	Seat 5	Rich Pomeroy	275 votes	Four-year Term

55

56 **FIFTH ORDER OF BUSINESS**

**Landowners' Questions/Comments**

57

58 There being no Landowners' questions or comments, the next item followed.

59

60 **SIXTH ORDER OF BUSINESS**

**Adjournment**

61

62 There being nothing further to discuss, the meeting adjourned at 11:32 a.m.

63

64

65 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

66  
67  
68  
69  
70  
71  
72  
73

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**UNIVERSITY VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10CI**



# WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W  
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2021

<b>NAME OF COMMUNITY DEVELOPMENT DISTRICT</b>	<b>NUMBER OF REGISTERED VOTERS AS OF 04/15/2021</b>
Babcock Ranch	0
Bayside Improvement	2,956
Bay Creek	748
Beach Road Golf Estates	1,127
Bonita Landing	321
Brooks I of Bonita Springs	2,225
Brooks II of Bonita Springs	1,453
East Bonita Beach	163
Mediterra	454
Moody River Estates	1,137
Parklands Lee	525
Parklands West	570
River Hall	1,534
River Ridge	1,454
Stonewater	0
Stoneybrook	1,721
Verandah East	779
Verandah West	937
University Square	0
University Village	0
Waterford Landing	1,298
WildBlue	228

Send to: Daphne Gillyard [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

**UNIVERSITY VILLAGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10C11**

**UNIVERSITY VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE**

**LOCATION**

*offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305,  
Estero, Florida 33928*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>November 12, 2020</b>	<b>Landowners' Meeting</b>	<b>11:30 A.M.</b>
<b>May 13, 2021</b>	<b>Regular Meeting</b>	<b>11:30 A.M.</b>
<b>August 12, 2021</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>11:30 A.M.</b>