

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

The Board of Supervisors of the University Village Community Development District held a Public Hearing and Regular Meeting on September 8, 2022 at 11:30 a.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.

**Present were:**

Jeffery Staner	Vice Chair
Mark Geschwendt	Assistant Secretary
Rick Pomeroy	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs (via telephone)	District Engineer
Tammy Campbell (via telephone)	McDirmitt Davis

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:37 a.m. Supervisors Geschwendt, Staner and Pomeroy were present. Supervisor Byal was not present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2022**

This item was deferred.

**FOURTH ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Appointed Supervisor *(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**

This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Resignation of Timothy Byal,  
Seat 2 (*Term Expires November 2022*)**

**On MOTION by Mr. Geschwendt and seconded by Mr. Staner, with all in favor,  
the resignation of Mr. Timothy Byal from Seat 2, was accepted.**

**SIXTH ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired  
Term of Seat 2.**

- **Administration of Oath of Office to Newly Appointed Supervisor**

Regarding who can be appointed to the Board, Mr. Adams stated this is a Landowner-elected seat so the only requirement is to be a citizen of the United States and Florida resident.

This item was deferred.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01,  
Designating Certain Officers of the District,  
and Providing for an Effective Date**

Mr. Geschwendt nominated the following slate:

Jeff Staner	Chair
Mark Geschwendt	Vice Chair
Chesley E. Adams, Jr.	Secretary
Rich Pomeroy	Assistant Secretary
Craig Wrathell	Assistant Secretary

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, Resolution 2022-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2021; Prepared by McDirmit Davis**

Ms. Campbell presented the Audited Financial Report for the Fiscal Year Ended September 30, 2021 and noted the pertinent information. All the opinions were unmodified, which is the best type of opinion the CDD can receive. There were no findings, recommendations, deficiencies in internal control or instances of non-compliance; it was a clean audit.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021**

**On MOTION by Mr. Pomeroy and seconded by Mr. Geschwendt, with all in favor, Resolution 2022-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021, was adopted.**

**TENTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2022/2023 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams stated the proposed Fiscal Year 2023 budget was unchanged from when it was presented in June 2022. Regarding the negative Debt Service Fund balance on Page 4, it is a timing issue, as there are different billing schedules for off-roll and on-roll revenue assessments.

Discussion ensued regarding using a portion of fund balance for upcoming projects and identifying areas that should be conveyed to the CDD.

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

No members of the public spoke.

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

**On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; 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**

A Board Member asked if Accounting corrected the items miscoded to the "Irrigation/Electricity" budget line items in Fiscal Year 2022. Mr. Adams will research to determine if it was actually a miscode issue or just costs increasing. If the amount is correct, funds will have to be transferred for Fiscal Year 2023.

**On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in favor, Resolution 2022-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; 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, was adopted.**

**TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2022**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2022. The financials were accepted.

**THIRTEENTH ORDER OF BUSINESS**

**Approval of May 12, 2022 Regular Meeting Minutes**

On MOTION by Mr. Geschwendt and seconded by Mr. Staner, with all in favor, the May 12, 2022 Regular Meeting Minutes, as presented, were approved.

**FOURTEENTH ORDER OF BUSINESS****Staff Reports**

A. District Counsel: *Coleman Yovanovich Koester*

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

There were no District Counsel or District Engineer reports.

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

- **UPCOMING MEETINGS**

- I. **November 15, 2022 at 11:30 a.m. [Landowners' Meeting]**

Vacant Seats 2 and 3 and Seat 4, currently held by Supervisor Geschwendt, will be up for election.

- II. **May 11, 2023 at 11:30 a.m. [Regular Meeting]**

- **QUORUM CHECK**

**FIFTEENTH ORDER OF BUSINESS****Supervisors' Requests**

A Board Member asked if new legislation requiring reserves affects the CDD. Mr. Adams stated there are no requirements for reserves at this time. The Board Member most likely heard about the requirement to complete and submit the 20-Year Stormwater Management Needs Analysis Report, which was already submitted on behalf of the CDD. The CDD, as a governmental entity is be able to fund any improvements simply by issuing debt, at the time of need.

**SIXTEENTH ORDER OF BUSINESS****Public Comments**

There were no public comments.

**SEVENTEENTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Staner and seconded by Mr. Geschwendt with all in favor, the meeting adjourned at 12:00 p.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair