

**MINUTES OF MEETING  
PACIFIC ACE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Pacific Ace Community Development District held a Regular Meeting on April 27, 2022, at 2:00 p.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711.

**Present were:**

Stephen McConn	Chair
Casey Dare	Vice Chair
Stephen Feccia	Assistant Secretary

**Also present, were:**

Kristen Suit	District Manager
Nika Hosseini (via telephone)	District Counsel
Oscar Trujillo (via telephone)	Empire Management
Jorge Miranda (via telephone)	Empire Management

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 2:04 p.m. Supervisors McConn, Dare and Feccia were present, in person. Supervisors Wyborski and Liparini were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Dan Liparini,  
Seat 2; *Term Expires November 2024***

Ms. Suit presented the resignation of Mr. Liparini.

<p><b>On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the resignation of Mr. Dan Liparini, was accepted.</b></p>
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**FOURTH ORDER OF BUSINESS**

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

Mr. McConn nominated Mr. Dan Eshleman to fill Seat 2. No other nominations were made.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, appointment of Mr. Dan Liparini to fill Seat 2, was approved.**

- **Administration of Oath of Office (*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. **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**

The Oath of Office would be administered to Mr. Eshleman at another time.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03, Designating Certain Officers of the District, and Providing for an Effective Date**

Ms. Suit presented Resolution 2022-03.

Mr. McConn nominated the following slate of officers:

- |                |                     |
|----------------|---------------------|
| Stephen McConn | Chair               |
| Casey Dare     | Vice Chair          |
| Craig Wrathell | Secretary           |
| Stephen Feccia | Assistant Secretary |
| Dan Eshleman   | Assistant Secretary |

Fred Wyborski

Assistant Secretary

Kristen Suit

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. McConn and seconded by Mr. Dare, with all in favor, Resolution 2022-03, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date**

Ms. Suit presented Resolution 2022-04.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, Resolution 2022-04, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and Empire Management Group, 770 Almond Street, Clermont, Florida 34711 within Lake County, Florida as the Principal Headquarters of the District; Designating Empire Management Group, 770 Almond Street, Clermont, Florida 34711 within Lake County, Florida as the Location of the Local District Records Office; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Suit presented Resolution 2022-05. She reviewed the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any changes. The budget will remain Landowner-funded.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, Consideration of Resolution 2022-05, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 24, 2022 at 2:00 p.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date**

Ms. Suit presented Resolution 2022-06.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, Resolution 2022-06, Designating a Date, Time and Location of November 1, 2022 at 2:00 p.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711 for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Meadowbrook Acres of South-Central Florida, Inc., Landscape Maintenance Agreement**

Ms. Suit presented the Meadowbrook Acres of South-Central Florida, Inc., Landscape Maintenance Agreement.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the Meadowbrook Acres of South-Central Florida, Inc., Landscape Maintenance Agreement, in the amount of \$5,358.33 per month, excluding mulch, was approved.**

**TENTH ORDER OF BUSINESS**

**Discussion/Consideration: Heidt and Associates 2022 Supplemental Engineer's Report**

Ms. Suit presented the Heidt and Associates 2022 Supplemental Engineer's Report, which reflected the updated actual costs.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the Heidt and Associates 2022 Supplemental Engineer's Report, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Ratification of Heidt Design, LLC, Proposal/Authorization for Work to Provide Stormwater Needs Analysis**

Ms. Suit presented the Heidt Design, LLC, Proposal/Authorization for preparation and submittal of the Stormwater Management Needs Analysis Report, which must be submitted by June 30, 2022.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the Heidt Design, LLC, Proposal/Authorization for preparation of the Stormwater Management Needs Analysis Report, in the amount of \$12,500, was ratified.**

**TWELFTH ORDER OF BUSINESS**

**Ratification of Empire Management Group, Inc., Field Operations Agreement**

Ms. Suit distributed and presented the Empire Management Group, Inc., Field Operations Agreement, which includes the updated Fee Schedule. The Agreement was effective March 1, 2022.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the Empire Management Group, Inc., Field Operations Agreement, was ratified.**

**THIRTEENTH ORDER OF BUSINESS**

**Ratification of Aquatic Weed Control, Inc., Proposal for 4 Ponds Associated with The Sanctuary**

Ms. Suit presented the Aquatic Weed Control, Inc., Proposal for four ponds associated with The Sanctuary.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the Aquatic Weed Control, Inc., Proposal for four ponds associated with The Sanctuary, in the amount of \$395 per month, was ratified.**

**FOURTEENTH ORDER OF BUSINESS**

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

Ms. Suit presented the Unaudited Financial Statements as of March 31, 2022.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.**

**FIFTEENTH ORDER OF BUSINESS**

**Approval of November 12, 2021 Special Meeting Minutes**

Ms. Suit presented the November 12, 2021 Special Meeting Minutes.

**On MOTION by Mr. Feccia and seconded by Mr. McConn, with all in favor, the November 12, 2021 Special Meeting Minutes, as presented, were approved.**

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Cobb Cole***

Ms. Hosseini stated requisitions are being finalized.

**B. District Engineer: *Heidt Design***

There was no report.

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

- **NEXT MEETING DATE: May 25, 2022 at 2:00 P.M.**

- **QUORUM CHECK**

The May 25, 2022 meeting was cancelled.

**SEVENTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**EIGHTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

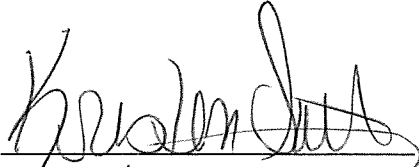
**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

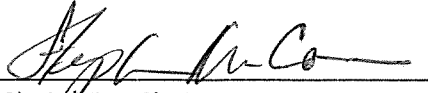
There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the meeting adjourned at 2:18 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair