

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

November 12, 2020

BOARD OF SUPERVISORS

PUBLIC HEARINGS &

REGULAR MEETING

AGENDA

Pacific Ace Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 334313
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

November 5, 2020

Board of Supervisors
Pacific Ace Community Development District

Dear Board Members:

The Board of Supervisors of the Pacific Ace Community Development District will hold multiple Public Hearings and a Regular Meeting on November 12, 2020, at 10:00 a.m., at the Tavares Chamber of Commerce, 300 East Main Street, Tavares, Florida 32778. Members of the public may listen to and/or participate in this meeting, as well as for the duration of Phase 3 of the COVID-19 Emergency, via Zoom video at <https://zoom.us/j/2043596216>, Meeting ID 204 359 6216 or telephonically at 1-929-205-6099, Meeting ID 204 359 6216. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2019/2020 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2021-01, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing on Adoption of Fiscal Year 2020/2021 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2021-02, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2021-03, 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

ATTENDEES:

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

6. Consideration of Resolution 2021-04, Adopting the Annual Meeting Schedule for Fiscal Year 2020-2021; and Providing for an Effective Date
7. Discussion/Consideration: Board Member Compensation: 190.006 (8), F.S.
8. Acceptance of Unaudited Financial Statements as of September 30, 2020
9. Consideration of Minutes
 - A. September 24, 2020 Landowners' Meeting
 - B. September 24, 2020 Public Hearings and Regular Meeting
10. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: *Heidt Design*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

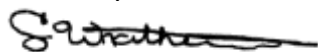
• NEXT MEETING DATE: _____

ROBERT ZLATKISS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
BRIAN MARTIN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
DANIEL O'KEEFE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
DANIEL GOUGH	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
JOHN MIKLOS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,



Craig Wrathell
 District Manager

OPTIONS FOR MEETING PARTICIPATION

Join Zoom Meeting: <https://zoom.us/j/2043596216>

Meeting ID: 204 359 6216

or

Dial by Location: 1-929-205-6099

Meeting ID: 204 359 6216

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

3A

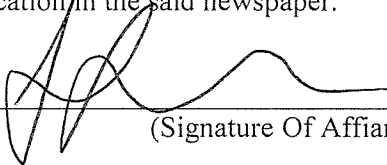
The Villages® DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Jackie Lancero**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal #00970330 in the matter of **NOTICE OF PUBLIC HEARINGS** was published in said newspaper in the issues of

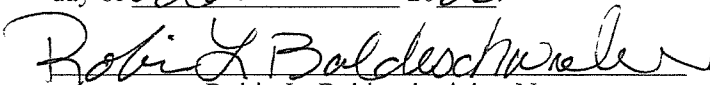
OCTOBER 23, 2020
OCTOBER 30, 2020

Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisements; and affiant further says that he has neither paid nor promised any person, firm, or Corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for Publication in the said newspaper.

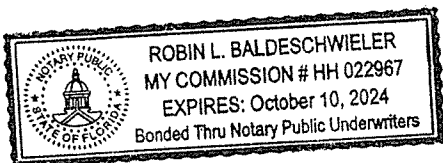


(Signature Of Affiant)

Sworn to and subscribed before me this 30
day of October 2020


Robin L. Baldeschwieler, Notary

Personally Known X or _____
Production Identification _____
Type of Identification Produced _____



**PACIFIC ACE COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC
HEARINGS TO CONSIDER
THE ADOPTION OF THE
FISCAL YEAR 2019/2020 AND
THE FISCAL YEAR 2020/2021
BUDGETS; AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Pacific Ace Community Development District ("District") will hold public hearings on November 12, 2020 at 10:00 a.m., at the Tavares Chamber of Commerce, 300 East Main Street, Tavares, Florida 32778 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the fiscal year ending September 30, 2020 ("Fiscal Year 2019/2020") and the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

It is anticipated that the public hearings and meeting will take place at the location above. Currently there is in place federal, state, and local emergency declarations ("Declarations") in response to COVID-19. In the event the Declarations remain in effect and/or future orders or declarations so authorize, the District may conduct the public hearing and meeting by telephone or video conferencing communications media technology pursuant to such governmental orders, including but not limited to Executive Orders 20-52 and 20-69 issued by Governor DeSantis and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-929-205-6099, using Meeting ID: 204 359 6216. Participation by video is also available at this link <https://zoom.us/j/2043596216>. Participants are strongly encouraged to submit questions and comments to the District Office (information below), at least three days in advance of the meeting to facilitate the Board's consideration of such questions and comments during

A copy of the agenda a Proposed Budgets, as well information about how the public hearings and meeting will be held, may be obtained by contacting the offices of the District Manager, Wrathell H. & Associates, 2300 Glad Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0800 ("District Manager's Office") during normal business hours. The public hearings and meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meetings may be continued to a date, and place to be specified on the record at the public hearings or meeting.

Any person requiring special accommodations at the public hearings and/or meeting requiring assistance connecting to any communications media technology because of disability or physical impairment should contact the District Manager's Office at least for eight (8) hours prior to the meeting and public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY: 1-800-955-8770 (Voice), for information in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of the proceedings and that accordingly, the person must need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
#00970330 **October 23, 2020**
October 30, 2020

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2021-01

THE ANNUAL APPROPRIATION RESOLUTION OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE REMAINDER OF THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pacific Ace Community Development District (“District”) was established by Ordinance No. 2020-27, enacted by the Board of County Commissioners of Lake County, Florida on June 16, 2020, and effective June 22, 2020; and

WHEREAS, the District Manager has, at the first meeting of the Board of Supervisors (“Board”) of the District, submitted a proposed budget (“**Proposed Budget**”) for the remainder of the fiscal year beginning October 1, 2019, and ending September 30, 2020 (“**Fiscal Year 2019/2020**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Pacific Ace Community Development District for the Fiscal Year Ending September 30, 2020."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for the remainder of Fiscal Year 2019/2020, the sum of \$28,931 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$28,931</u>
TOTAL ALL FUNDS	\$28,931

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF NOVEMBER, 2020.

ATTEST:

**PACIFIC ACE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2020
PREPARED JULY 21, 2020**

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
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**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Proposed Budget FY 2020
REVENUES	
Landowner contribution	\$ 28,931
Total revenues	28,931
EXPENDITURES	
Professional & administrative	
Management/accounting/recording	8,000
Legal	8,000
Engineering	2,000
Audit*	-
Arbitrage rebate calculation*	-
Dissemination agent*	-
Trustee*	-
Telephone	33
Postage	350
Printing & binding	83
Legal advertising	6,500
Annual special district fee	175
Insurance	1,500
Contingencies/bank charges	400
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	28,931
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending	\$ -

* These items will be realized when bonds are issued

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 8,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	8,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	-
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	-
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	-
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Telephone	33
<p>Telephone and fax machine.</p>	
Postage	350
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	83
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	1,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	400
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u><u>\$ 28,931</u></u>

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

4A

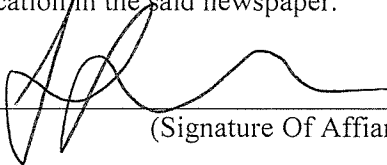
The Villages® DAILY SUN

Published Daily
Lady Lake, Florida
State of Florida
County Of Lake

Before the undersigned authority personally appeared **Jackie Lancero**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal #00970330 in the matter of **NOTICE OF PUBLIC HEARINGS** was published in said newspaper in the issues of

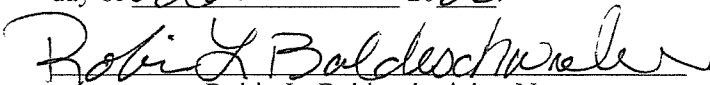
OCTOBER 23, 2020
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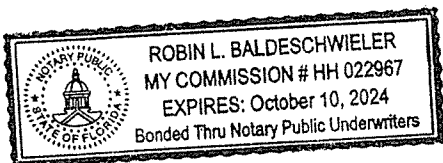


(Signature Of Affiant)

Sworn to and subscribed before me this 30
day of October 2020


Robin L. Baldeschwieler, Notary

Personally Known X or
Production Identification _____
Type of Identification Produced _____



**PACIFIC ACE COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC
HEARINGS TO CONSIDER
THE ADOPTION OF THE
FISCAL YEAR 2019/2020 AND
THE FISCAL YEAR 2020/2021
BUDGETS; AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Pacific Ace Community Development District ("District") will hold public hearings on November 12, 2020 at 10:00 a.m., at the Tavares Chamber of Commerce, 300 East Main Street, Tavares, Florida 32778 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budgets") of the District for the fiscal year ending September 30, 2020 ("Fiscal Year 2019/2020") and the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

It is anticipated that the public hearings and meeting will take place at the location above. Currently there is in place federal, state, and local emergency declarations ("Declarations") in response to COVID-19. In the event the Declarations remain in effect and/or future orders or declarations so authorize, the District may conduct the public hearing and meeting by telephone or video conferencing communications media technology pursuant to such governmental orders, including but not limited to Executive Orders 20-52 and 20-69 issued by Governor DeSantis and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-929-205-6099, using Meeting ID: 204 359 6216. Participation by video is also available at this link <https://zoom.us/j/2043596216>. Participants are strongly encouraged to submit questions and comments to the District Office (information below), at least three days in advance of the meeting to facilitate the Board's consideration of such questions and comments during

A copy of the agenda a Proposed Budgets, as well information about how the public hearings and meeting will be held, may be obtained by contacting the offices of District Manager, Wrathell H. & Associates, 2300 Glad Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0800 ("District Manager's Office") during normal business hours. The public hearings and meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and meetings may be continued to a date, and place to be specified on the record at the public hearings or meeting.

Any person requiring special accommodations at the public hearings and/or meeting requiring assistance connecting to any communications media technology because of disability or physical impairment should contact the District Manager's Office at least for eight (8) hours prior to the meeting and public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY: 1-800-955-8770 (Voice), for information in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of the proceedings and that accordingly, the person must need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
#00970330 **October 23, 2020**
October 30, 2020

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2021-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pacific Ace Community Development District (“District”) was established by Ordinance 2020-27, enacted by the Board of County Commissioners of Lake County, Florida on June 16, 2020, and effective June 22, 2020; and

WHEREAS, the District Manager has, at the first meeting of the Board of Supervisors (“Board”) of the District, submitted a proposed budget (“Proposed Budget”) for the fiscal year beginning October 1, 2020, and ending September 30, 2021 (“Fiscal Year 2020/2021”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Pacific Ace Community Development District for the Fiscal Year Ending September 30, 2021."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$87,040 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$87,040</u>
TOTAL ALL FUNDS	\$87,040

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF NOVEMBER, 2020.

ATTEST:

**PACIFIC ACE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2021
PREPARED JULY 21, 2020**

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
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**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	<u>Proposed Budget FY 2021</u>
REVENUES	
Landowner contribution	\$ 87,040
Total revenues	<u>87,040</u>
 EXPENDITURES	
Professional & administrative	
Management/accounting/recording	48,000
Legal	15,000
Engineering	3,000
Audit	4,500
Arbitrage rebate calculation*	750
Dissemination agent*	1,000
Trustee*	5,000
Telephone	200
Postage	500
Printing & binding	500
Legal advertising	1,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	500
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u>87,040</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -
 Fund balance - beginning (unaudited)	 -
Fund balance - ending	<u>\$ -</u>

* These items will be realized when bonds are issued

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	15,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	3,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$ 87,040</u></u>

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2021-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT 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.

WHEREAS, the Pacific Ace Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lake County, Florida; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District also desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 2. The District’s principal headquarters for purposes of establishing proper venue shall be located at _____ within Lake County, Florida.

SECTION 3. The District’s local records office shall be located at _____.

SECTION 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th day of November, 2020.

ATTEST:

**PACIFIC ACE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2020-2021; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Pacific Ace Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within Lake County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation within the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2020-2021 annual meeting schedule attached as **Composite Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT:

1. The Fiscal Year 2020-2021 annual meeting schedule attached hereto and incorporated by reference herein as **Composite Exhibit A** is hereby approved and will be published in accordance with the requirements of Florida law and will also be provided to applicable governing authorities.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of November, 2020.

ATTEST:

**PACIFIC ACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Composite Exhibit A: Fiscal Year 2020-2021 Annual Meeting Schedule

Composite Exhibit A: Fiscal Year 2020-2021 Annual Meeting Schedule

BOARD OF SUPERVISORS MEETING SCHEDULE PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2020-2021

The Board of Supervisors of the Pacific Ace Community Development District will hold their regular meetings for Fiscal Year 2020-2021 at _____ at _____ m. unless otherwise indicated as follows:

October __, 2020

November 12, 2020 [Budget Public Hearing at 10:00 AM at Tavares Chamber of Commerce]

December __, 2020

January __, 2021

February __, 2021

March __, 2021

April __, 2021

May __, 2021

June __, 2021

July __, 2021

August __, 2021

September __, 2021

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (877) 276-0889.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Craig Wrathell
District Manager

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

8

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2020**

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	General Fund	Total Governmental Funds
ASSETS		
Due from Landowner	\$ 20,241	\$ 20,241
Due from other	68	68
Prepaid expense	5,000	5,000
Total assets	\$ 25,309	\$ 25,309
 LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 14,241	\$ 14,241
Landowner advance	6,000	6,000
Total liabilities	20,241	20,241
 DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	14,241	14,241
Total deferred inflows of resources	14,241	14,241
 Fund balances:		
Unassigned	(9,173)	(9,173)
Total fund balances	(9,173)	(9,173)
 Total liabilities, deferred inflows of resources and fund balances	 \$ 25,309	 \$ 25,309

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 28,931	0%
Total revenues	<u>-</u>	<u>-</u>	<u>28,931</u>	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	8,000	8,000	100%
Legal	-	-	8,000	0%
Engineering	-	-	2,000	0%
Telephone	16	33	33	100%
Postage	-	-	350	0%
Printing & binding	42	83	83	100%
Legal advertising	-	196	6,500	3%
Annual special district fee	-	-	175	0%
Insurance	836	836	1,500	56%
Contingencies/bank charges	-	25	400	6%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,894</u>	<u>9,173</u>	<u>28,931</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(4,894)	(9,173)	-	
Fund balances - beginning	(4,279)	-	-	
Fund balances - ending	<u>\$ (9,173)</u>	<u>\$ (9,173)</u>	<u>\$ -</u>	

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

9A

DRAFT

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

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The Pacific Ace Community Development District held a Landowners’ Meeting on September 24, 2020, at 10:00 a.m., at The Tavares Chamber of Commerce, 300 East Main Street, Tavares, Florida 32778 and remotely, via Zoom, at <https://zoom.us/j/2043596216> and 1-929-205-6099, Meeting ID 204 359 6216 for both.

Present were:

Brian Martin	Chair
John Miklos	Vice Chair
Daniel O’Keefe	Assistant Secretary
Daniel Gough	Assistant Secretary
Robert Zlatkiss	Assistant Secretary

Also present, were:

Craig Wrathell	District Manager
Howard McGaffney	Wrathell Hunt and Associates, LLC (WHA)
Mark Watts	District Counsel
Nika Hosseini	Cobb Cole, P.A.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:02 a.m. and stated that he was in attendance at the physical meeting location. All Board Members were present, via Zoom. In consideration of the COVID-19 pandemic, this meeting was advertised to be held in person and virtually, as permitted under the Florida Governor’s Executive Orders.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

38 **THIRD ORDER OF BUSINESS**

Election of Chair to Conduct Landowners’ Meeting

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All in attendance agreed to Mr. Wrathell serving as Chair to conduct the Landowners’ meeting.

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44 **FOURTH ORDER OF BUSINESS**

Election of Supervisors [All Seats]

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A. Nominations

47 The following nominations were made:

- 48 Seat 1 Robert Zlatkiss
- 49 Seat 2 Brian Martin
- 50 Seat 3 Daniel O’Keefe
- 51 Seat 4 Daniel Gough
- 52 Seat 5 John Miklos

53 No other nominations were made.

54 **B. Casting of Ballots**

55 American Land Development of Central Florida, LLC, the major landowner, assigned by
56 proxy all 380 voting units to Mr. Wrathell.

57 Mr. Wrathell cast the following votes:

- 58 Seat 1 Robert Zlatkiss 380 votes
- 59 Seat 2 Brian Martin 380 votes
- 60 Seat 3 Daniel O’Keefe 379 votes
- 61 Seat 4 Daniel Gough 379 votes
- 62 Seat 5 John Miklos 379 votes

63 **C. Ballot Tabulation and Results**

64 Mr. Wrathell reported the following ballot tabulation, results and term lengths.

- 65 Seat 1 Robert Zlatkiss 380 votes 4-year Term
- 66 Seat 2 Brian Martin 380 votes 4-year Term
- 67 Seat 3 Daniel O’Keefe 379 votes 2-year Term
- 68 Seat 4 Daniel Gough 379 votes 2-year Term

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Secretary/Assistant Secretary

Chair/Vice Chair

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

9B

DRAFT

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

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The Pacific Ace Community Development District Board of Supervisors held multiple Public Hearings and a Regular Meeting on September 24, 2020, *immediately following the adjournment of the Landowners’ Meeting, scheduled to commence at 10:00 a.m.*, remotely, via Zoom, at <https://zoom.us/j/2043596216> and 1-929-205-6099, Meeting ID 204 359 6216 for both.

Present were:

Brian Martin	Chair
John Miklos	Vice Chair
Daniel O’Keefe	Assistant Secretary
Daniel Gough	Assistant Secretary
Robert Zlatkiss	Assistant Secretary

Also present, were:

Craig Wrathell	District Manager
Howard McGaffney	Wrathell Hunt and Associates, LLC (WHA)
Mark Watts	District Counsel
Nika Hosseini	Cobb Cole, P.A.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:07 a.m. All Supervisors were present.

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 communication media technology, including virtually and telephonically.

Mr. Wrathell presented the following results of the Landowners’ Election.

Seat 1	Robert Zlatkiss	380 Votes	4-year Term
Seat 2	Brian Martin	380 Votes	4-year Term
Seat 3	Daniel O’Keefe	379 Votes	2-year Term

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On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor, Resolution 2020-29, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-30, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Pacific Ace Community Development District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2020-30. Mr. O’Keefe nominated the following slate of officers:

- | | |
|---------------------|------------------|
| Chair | Brian Martin |
| Vice Chair | John Miklos |
| Secretary | Craig Wrathell |
| Assistant Secretary | Daniel O’Keefe |
| Assistant Secretary | Daniel Gough |
| Assistant Secretary | Robert Zlatkiss |
| Assistant Secretary | Howard McGaffney |
| Treasurer | Craig Wrathell |
| Assistant Treasurer | Jeff Pinder |

No other nominations were made.

On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor, Resolution 2020-30, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Pacific Ace Community Development District, as nominated, and Providing for an Effective Date, as nominated, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-06, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the

109 Local District Records Office; and Providing
110 an Effective Date

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112 This item was deferred to the next meeting.

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114 **SEVENTH ORDER OF BUSINESS** Consideration of Resolution 2020-14,
115 Adopting the Annual Meeting Schedule for
116 Fiscal Year 2020-2021; and Providing for an
117 Effective Date

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119 This item was deferred to the next meeting.

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121 **EIGHTH ORDER OF BUSINESS** Consideration of Resolution 2020-31,
122 Ratifying the Action of the District
123 Manager in Re-Setting the Location(s) of a
124 Public Meeting and Hearings; Providing a
125 Severability Clause; And Providing an
126 Effective Date

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128 Mr. Wrathell presented Resolution 2020-31.

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130 **On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor,**
131 **Resolution 2020-31, Ratifying the Action of the District Manager in Re-Setting**
132 **the Location(s) of a Public Meeting and Hearings to be held at the Tavares**
133 **Chamber of Commerce, 300 East Main Street, Tavares, Florida 32778; Providing**
134 **a Severability Clause; And Providing an Effective Date, was adopted.**

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137 **NINTH ORDER OF BUSINESS** Consideration of Response to Request for
138 **Qualifications (RFQ) for Engineering**
139 **Services**

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141 **A. Affidavit of Publication**
142 The affidavit of publication was included for informational purposes.

143 **B. RFQ Package**
144 The RFQ package was included for informational purposes.

145 **C. Respondent(s)**
146 • **Heidt Design, LLC**

147 **D. Competitive Selection Criteria/Ranking**

148 Mr. Wrathell stated Heidt Design, LLC, the District’s Interim Engineer, was the only
149 respondent to the RFQ and is highly qualified; therefore, he recommended ranking Heidt
150 Design, LLC, as the #1 ranked respondent.

151 **E. Award of Contract**

152

153 **On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor,**
154 **ranking Heidt Design, LLC as the #1 ranked respondent to the RFQ for**
155 **Engineering Services, was approved.**

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158 **On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor,**
159 **authorizing Staff to prepare a form of Continuing Services Agreement with**
160 **Heidt Design, LLC, the #1 ranked respondent, including a Fee Schedule identical**
161 **to the one previously approved, was approved.**

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164 **TENTH ORDER OF BUSINESS**

**Consideration of Response to RFP for
Annual Audit Services**

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167 **A. Affidavit of Publication**

168 The affidavit of publication was included for informational purposes.

169 **B. RFP Package**

170 The RFP package was included for informational purposes.

171 **C. Respondents**

172 **I. Berger, Toombs, Elam, Gaines & Frank**

173 **II. Carr, Riggs & Ingram, LLC**

174 **III. McDirmit Davis, LLC**

175 **D. Auditor Evaluation Matrix/Ranking**

176 **E. Award of Contract**

177 Mr. Wrathell stated three highly qualified firms responded to the RFP for annual audit
178 services; however, an audit would not be necessary until Fiscal Year 2021, due to the limited
179 financial activities in Fiscal Year 2020.

180 This item was deferred.

181 **ELEVENTH ORDER OF BUSINESS**

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

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186 **A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

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188 **B. Consideration of Resolution 2020-32, Adopting Rules of Procedure; Providing a**
189 **Severability Clause; and Providing an Effective Date**

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On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor, the Public Hearing was opened.

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No members of the public spoke.

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On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor, the Public Hearing was closed.

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Mr. Wrathell presented Resolution 2020-32.

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On MOTION by by Mr. O’Keefe and seconded by Mr. Martin, with all in favor, Resolution 2020-32, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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208 **TWELFTH ORDER OF BUSINESS**

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection, and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad

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Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

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A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2020-33, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Pacific Ace Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor, the Public Hearing was closed.

Mr. Wrathell presented Resolution 2020-33.

On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor, Resolution 2020-33, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Pacific Ace Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Security of Certain Public Improvements

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- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

These items were addressed below.

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Mailed Notice to Property Owner(s)

A copy of the Mailed Notice was included for informational purposes.

C. Presentation/Consideration of Engineer’s Report

The Engineer’s Report was included for informational purposes.

D. Presentation/Consideration of Master Special Assessment Methodology Report

The Master Special Assessment Methodology Report was included for informational purposes.

On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor, the Public Hearing was opened.

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

No members of the public spoke.

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

Mr. Wrathell asked if there were adjustments to the assessments.

No changes were made.

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On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor, the Public Hearing was closed.

- E. Consideration of Resolution 2020-34, Authorizing District Projects For Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments On Property Specially Benefited By Such Projects To Pay The Cost Thereof; Providing For the Payment and the Collection of Such Special Assessments By The Methods Provided For By Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention To Issue Special Assessment Revenue Bonds; Making Provisions For Transfers of Real Property To Homeowners Associations, Property Owners Associations and/or Governmental Entities; Providing For the Recording of an Assessment Notice; Providing For Severability, Conflicts and an Effective Date**

Mr. Wrathell presented Resolution 2020-34. Mr. Watts recommended approval.

On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor, Resolution 2020-34, Authorizing District Projects For Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments On Property Specially Benefited By Such Projects To Pay The Cost Thereof; Providing For the Payment and the Collection of Such Special Assessments By The Methods Provided For By Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention To Issue Special Assessment Revenue Bonds; Making Provisions For Transfers of Real Property To Homeowners Associations, Property Owners Associations and/or Governmental Entities; Providing For the Recording of an Assessment Notice; Providing For Severability, Conflicts and an Effective Date, was adopted.

FOURTEENTH ORDER OF BUSINESS

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

This item was deferred to the next meeting.

321 **FIFTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
322 **Statements as of August 31, 2020**

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324 Mr. Wrathell presented the Unaudited Financial Statements as of August 31, 2020.

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326 **On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor, the**
327 **Unaudited Financial Statements as of August 31, 2020, were accepted.**

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330 **SIXTEENTH ORDER OF BUSINESS** **Consideration of August 13, 2020**
331 **Organizational Meeting Minutes**

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333 Mr. Wrathell presented the August 13, 2020 Organizational Meeting Minutes.

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335 **On MOTION by Mr. O’Keefe and seconded by Mr. Martin, with all in favor, the**
336 **August 13, 2020 Organizational Meeting Minutes, as presented, were**
337 **approved.**

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340 **SEVENTEENTH ORDER OF BUSINESS** **Staff Reports**

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342 **A. District Counsel: *Hopping Green & Sams, P.A.***

343 It was noted that the firm Cobb Cole is District Counsel. The name would be corrected
344 on future agendas.

345 Mr. Watts stated that the validation claim was filed three weeks ago; he was waiting on
346 the response from the State Attorney’s office, after which a hearing date would be set.

347 **B. District Engineer (Interim): *Heidt Design***

348 The word “Interim” would be removed from future agendas.

349 There being nothing further to report, the next item followed.

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

- 351
 - **NEXT MEETING DATE:** _____

352 A Special Meeting would be scheduled once the District proceeds with the bonds.

353
354 **EIGHTEENTH ORDER OF BUSINESS** **Board Members’ Comments/Requests**

355

356 There being no Board Members' comments or requests, the next item followed.

357

358 **NINETEENTH ORDER OF BUSINESS**

Public Comments

359

360 No members of the public spoke.

361

362 **TWENTIETH ORDER OF BUSINESS**

Adjournment

363

364 There being nothing further to discuss, the meeting adjourned.

365

366 **On MOTION by Mr. O'Keefe and seconded by Mr. Martin, with all in favor, the**
367 **meeting adjourned at 10:28 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair