

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

August 25, 2021

BOARD OF SUPERVISORS

PUBLIC HEARING &

REGULAR MEETING

AGENDA

Pacific Ace Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 18, 2021

Board of Supervisors
Pacific Ace Community Development District

Dear Board Members:

The Board of Supervisors of the Pacific Ace Community Development District will hold a Public Hearing and Regular Meeting on August 25, 2021, at 2:00 p.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor Fred Wyborski *(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. Ratify Designation of Supervisor Fred Wyborski as Assistant Secretary
5. Public Hearing on Adoption of Fiscal Year 2021/2022 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2021-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

ATTENDEES:

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

NOTE: Meeting Location

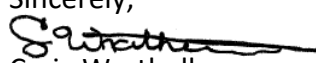
6. Consideration of Fiscal Year 2021/2022 Budget Funding Agreement
7. Consideration of Resolution 2021-03, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date
8. Acceptance of Unaudited Financial Statements as of July 31, 2021
9. Consideration of May 26, 2021 Special Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: *Heidt Design*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. 0 Registered Voters in district as of April 15, 2021
 - II. NEXT MEETING DATE: September 22, 2021 at 2:00 P.M.

○ QUORUM CHECK

STEPHEN McCONN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
WAYNE HOROWITZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
STEPHEN FECCIA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
CASEY DARE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
FRED WYBORSKI	<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

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 413 553 5047

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

5A

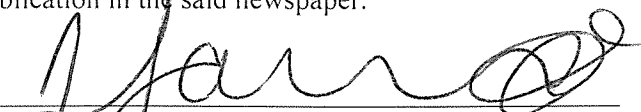
The Villages®
DAILY SUN

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

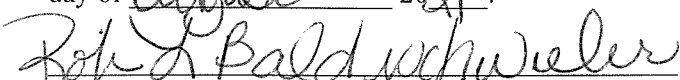
Before the undersigned authority person. My appeared **Jackie Lancero**, who on oath says that she is Legal Ad Coordinator of the DAILY SUN, a daily newspaper published at Lady Lake in Lake County, Florida with circulation in Lake, Sumter and Marion Counties; that the attached copy of advertisement, being a Legal #01015326 in the matter of **NOTICE OF PUBLIC HEARINGS**

AUGUST 05, 2021
AUGUST 12, 2021

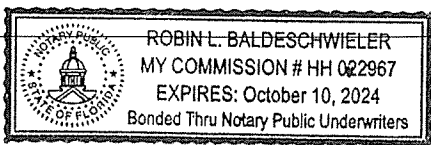
Affiant further says that the said Daily Sun is a newspaper published at Lady Lake in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida each week and has been entered as second class mail matter at the post office in Lady Lake, 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 13
day of August 2021.


Robin L. Baldeschwieler, Notary

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



Attach Notice Here:

**PACIFIC ACE COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC
HEARINGS TO CONSIDER
THE ADOPTION OF THE
FISCAL YEAR 2021/2022
BUDGES; AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Pacific Ace Community Development District ("District") will hold a public hearing on August 25, 2021 at 2:00 p.m., at Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). 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.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

District Manager
#1015326 August 05, 2021
August 12, 2021

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2021-09

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, 2021, AND ENDING SEPTEMBER 30, 2022; 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, 2021, and ending September 30, 2022 (“Fiscal Year 2021/2022”) 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, 2022."
- 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 2021/2022, the sum of \$440,321 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>\$440,321</u>
TOTAL ALL FUNDS	\$440,321

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 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 25TH DAY OF AUGUST, 2021.

ATTEST:

**PACIFIC ACE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022**

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	Page Number(s)
General Fund Budget	1 - 3
Definitions of General Fund Expenditures	4 - 5

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022	Build-out
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected		
REVENUES						
Assessment levy: on-roll - gross	\$ -				\$ -	\$ 592,920
Allowable discounts (4%)	-				-	(23,717)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	-	569,203
Assessment levy: off-roll	-	-	-	-	-	-
Landowner contribution	87,040	31,844	40,435	72,279	440,321	-
Interest	-	-	-	-	-	-
Total revenues	<u>87,040</u>	<u>31,844</u>	<u>40,435</u>	<u>72,279</u>	<u>440,321</u>	<u>569,203</u>
EXPENDITURES						
Professional & administrative						
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000	48,000
Legal	15,000	964	12,500	13,464	15,000	15,000
Engineering	3,000	-	1,500	1,500	3,000	3,000
Audit	4,500	-	-	-	4,500	4,500
Arbitrage rebate calculation	750	-	-	-	750	750
Dissemination agent	1,000	-	-	-	1,000	1,000
Trustee	5,000	-	-	-	5,000	5,000
Telephone	200	100	100	200	200	200
Postage	500	-	300	300	500	500
Printing & binding	500	250	250	500	500	500
Legal advertising	1,500	-	750	750	1,500	1,500
Annual special district fee	175	175	-	175	175	175
Insurance	5,500	5,000	-	5,000	5,500	5,500
Contingencies/bank charges	500	442	58	500	500	500
Website hosting & maintenance	705	1,680	-	1,680	705	705
Website ADA compliance	210	210	-	210	210	210
Tax collector	-	-	-	-	-	17,788
Total professional & administrative	<u>87,040</u>	<u>32,821</u>	<u>39,458</u>	<u>72,279</u>	<u>87,040</u>	<u>104,828</u>
Operations and Maintenance						
Management and administration						
Contingency	-	-	-	-	1,350	1,521
Licenses/taxes/permits	-	-	-	-	500	500
O&M accounting services	-	-	-	-	4,500	5,500
Insurance (property coverage only)	-	-	-	-	3,500	5,000
Management services	-	-	-	-	17,500	32,940
Postage	-	-	-	-	500	800
Office supplies/printing binding	-	-	-	-	2,250	3,500
General administrative	-	-	-	-	2,250	3,000
Grounds/building maintenance						
General maintenance	-	-	-	-	5,000	8,000
Irrigation repairs	-	-	-	-	3,500	4,500
Landscape contract	-	-	-	-	65,000	100,000
Landscaping extras - replacement, mulch, annuals	-	-	-	-	12,500	22,000
Tree trimming	-	-	-	-	2,500	4,000
Pressure washing	-	-	-	-	4,000	7,000
Aquatic maintenance/monitoring	-	-	-	-	10,000	16,500
Fence/wall/lighting repairs	-	-	-	-	2,000	2,000

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Proposed Budget FY 2022	Build-out
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
Operations and Maintenance (continued)					
Recreational - amenity					
Insurance amenity	-	-	-	5,000	4,500
Facility management	-	-	-	22,000	22,000
Office supplies/operating supplies	-	-	-	700	700
Special events	-	-	-	2,400	2,000
Holiday decorations	-	-	-	4,000	3,000
Electric - amenity	-	-	-	10,000	10,000
Domestic water / sewer - amenity	-	-	-	6,000	6,000
Irrigation reclaimed - amenity	-	-	-	6,000	6,000
Telephone/cable/internet - amenity	-	-	-	3,000	3,000
Pool/cabana general maintenance	-	-	-	3,500	4,500
Playground maintenance	-	-	-	1,500	1,500
Pool permits/licenses	-	-	-	800	800
Pool service contract	-	-	-	18,000	18,000
Pool repairs/maintenance	-	-	-	1,500	1,500
Janitorial service contract	-	-	-	10,200	10,200
Refuse - pet station service contract	-	-	-	3,600	3,600
Landscape maintenance	-	-	-	18,000	18,000
Landscape seasonal (annuals & mulch)	-	-	-	4,800	4,800
Landscape contingency	-	-	-	4,000	4,000
Field management/administrative	-	-	-	12,000	12,000
Fitness equipment lease (if applicable)	-	-	-	6,000	-
Fitness equipment repairs	-	-	-	1,500	-
Termite bond / pest control	-	-	-	1,400	1,400
Security					
Alarm monitoring	-	-	-	1,000	1,000
Electronic access cards	-	-	-	700	700
Surveillance services	-	-	-	2,400	2,400
Maintenance	-	-	-	3,000	5,000
ASCAP/BMI licenses	-	-	-	950	950
Utilities					
Electric - common areas/irrigation meters	-	-	-	4,800	4,800
Electric - lift station	-	-	-	3,600	3,600
Electric - street lights	-	-	-	8,000	13,500
Irrigation - common areas	-	-	-	45,000	50,000
Total field operations	-	-	-	352,200	436,211

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022	Build-out
	Adopted Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected		
Total expenditures	87,040	32,821	39,458	72,279	439,240	541,039
Excess/(deficiency) of revenues over/(under) expenditures	-	(977)	977	-	1,081	28,164
Fund balance - beginning (unaudited)	-	-	(977)	-	-	
Fund balance - ending (projected)						
Assigned						
Working capital	-	-	-	-	-	
Monument signage/entry hardscape	-	-	-	-	268	7,000 *
Pool/deck/pool equipment/cabana	-	-	-	-	318	8,333 *
Fencing/pavilions	-	-	-	-	96	2,500 *
Playground	-	-	-	-	129	3,333 *
Amenity parking lot	-	-	-	-	154	4,000 *
Unassigned	-	(977)	-	-	116	3,000 *
Fund balance - ending	\$ -	\$ (977)	\$ -	\$ -	\$ 1,081	

* These items are not the aggregate ending fund balance, but rather represent the annual contributions for the same at build-out.

Unit Type	Units	ERU	Total ERU	Build-out Cost per Unit	Build-out On-Roll Assessment per Unit*
SF 40'	256	1.00	256.00	\$ 1,004.40	\$ 1,080.00
SF 50'	293	1.00	293.00	1,004.40	1,080.00
Total	549		549.00		

* Includes county costs of collection and early payment discount allowance

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

EXPENDITURES

Professional & administrative

Management/accounting/recording \$ 48,000

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.

Legal 15,000

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.

Engineering 3,000

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.

Audit 4,500

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation 750

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent 1,000

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.

Telephone 200

Telephone and fax machine.

Postage 500

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & binding 500

Letterhead, envelopes, copies, agenda packages

Legal advertising 1,500

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Annual special district fee 175

Annual fee paid to the Florida Department of Economic Opportunity.

Insurance 5,500

The District will obtain public officials and general liability insurance.

Contingencies/bank charges 500

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance 705

Website ADA compliance 210

Operations and Maintenance

Management and administration

Contingency 1,350

Licenses/taxes/permits 500

O&M accounting services 4,500

Insurance (property coverage only) 3,500

Management services 17,500

Postage 500

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

Office supplies/printing binding	2,250
General administrative	2,250
Grounds/building maintenance	
General maintenance	5,000
Irrigation repairs	3,500
Landscape contract	65,000
Landscaping extras - replacement, mulch, annuals	12,500
Tree trimming	2,500
Pressure washing	4,000
Aquatic maintenance/monitoring	10,000
Fence/wall/lighting repairs	2,000
Recreational - amenity	
Insurance amenity	5,000
Facility management	22,000
Office supplies/operating supplies	700
Special events	2,400
Holiday decorations	4,000
Electric - amenity	10,000
Domestic water / sewer - amenity	6,000
Irrigation reclaimed - amenity	6,000
Telephone/cable/internet - amenity	3,000
Pool/cabana general maintenance	3,500
Playground maintenance	1,500
Pool permits/licenses	800
Pool service contract	18,000
Pool repairs/maintenance	1,500
Janitorial service contract	10,200
Refuse - pet station service contract	3,600
Landscape maintenance	18,000
Landscape seasonal (annuals & mulch)	4,800
Landscape contingency	4,000
Field management/administrative	12,000
Fitness equipment lease (if applicable)	6,000
Fitness equipment repairs	1,500
Termite bond / pest control	1,400
Security	
Alarm monitoring	1,000
Electronic access cards	700
Surveillance services	2,400
Maintenance	3,000
ASCAP/BMI licenses	950
Utilities	
Electric - common areas/irrigation meters	4,800
Electric - lift station	3,600
Electric - street lights	8,000
Irrigation - common areas	45,000
Total expenditures	<u><u>\$439,240</u></u>

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

6

**PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022 BUDGET FUNDING AGREEMENT**

THIS AGREEMENT (this “Agreement”) is made and entered into this 25th day of August, 2021, by and between:

Pacific Ace Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District"), and

KB Homes, LLC a Florida Limited Liability Company with a mailing address of 3950 Laurelwood Lane, Delray Beach, Florida 33445 (“Developer”).

RECITALS

WHEREAS, the District was established by Ordinance No. 2020-27, adopted by the Board of County Commissioners of Lake County, Florida, effective as of June 22, 2020, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing portions of all real property described in **Exhibit A**, attached hereto and incorporated herein by reference (“Property”) within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year 2021/2022, which fiscal year 2021/2022 commences on October 1, 2021, and concludes on September 30, 2022 (“Budget”); and

WHEREAS, the Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, Developer agrees that the District activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The recitals stated above are true and correct and by this reference is incorporated herein as a material part of this Agreement.

2. Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within thirty (30) days of written request by the District. Amendments to the District's Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including any property owned by Developer, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Budget or otherwise. These payments are made by Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

3. This Section provides for alternative methods of collection. In the event Developer fails to make payments due to the District pursuant to this Agreement, and the District first provides Developer with written notice of the delinquency to the address identified in this Agreement and such delinquency is not cured within five (5) business days of the notice, then the District shall have the following remedies:

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against Developer in the appropriate judicial forum in and for Lake County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially

allocated on an equal developable acreage basis. Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative, or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to levy and certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Lake County property appraiser. Developer hereby waives and/or relinquishes any rights it may have to challenge, object to or otherwise fail to pay such assessments if imposed, as well as the means of collection thereof.

4. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. Neither the District nor Developer may assign this Agreement or any monies to become due hereunder without the prior written approval of the other, which consent shall not be unreasonably withheld, conditioned or delayed. Such consent shall not be required in the event of a sale of the majority of the lands within the District then owned by Developer pursuant to which the unaffiliated purchaser agrees to assume any remaining obligations of Developer under this Agreement, provided however that no such assignment shall be valid where the assignment is being made for the purpose of avoiding Developer's obligations hereunder.

7. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 3 and 4 above.

8. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. Developer shall give thirty (30) days prior written notice

to the District under this Agreement of any sale or disposition of the majority of the property described in **Exhibit A**.

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree and consent to, for the purposes of venue, the exclusive jurisdiction of the appropriate courts of Lake County, Florida.

10. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. This Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

ATTEST:

**PACIFIC ACE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WITNESS:

KB HOMES, LLC,
a Florida Limited Liability Company

Witness

By: _____
Its: _____

Exhibit A: Property Description

Exhibit B: Fiscal Year 2021/2022 General Fund Budget

Exhibit A

Property Description

Ordinance 2020 - 27
Pacific Ace Community Development District (CDD)

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
37
38
39
40
41

EXHIBIT A

Legal Description of the Pacific Ace Community Development District (CDD).

PARCEL 1:

The West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 24 South, Range 26 East, Lake County, Florida.

PARCEL 2:

The North 1/2 of the Southeast 1/4 of Section 14, Township 24 South, Range 26 East, Lake County, Florida.

PARCEL 3:

The Southeast 1/4 of the Southwest 1/4 of Section 14, Township 24 South, Range 26 East, Lake County, Florida, LESS the 50 foot road right-of-way existing along the West side thereof.

PARCEL 4:

The South 1/2 of the Southeast 1/4 of Section 14, Township 24 south, Range 26 East, Lake County, Florida, LESS AND EXCEPT the following described tract or parcel of land:

Begin at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4; thence run Westerly to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 14; thence run Southwesterly to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4; thence run Southerly to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4; thence run Easterly along the South Section line of said Section 14 to the Southeast corner thereof; thence run Northerly along the East line of said Section to the Point of Beginning.

PARCEL 5:

North 116.94 feet of the South 1/2 of the Northeast 1/4, LESS the West 100 feet thereof; the South 3/4 of the Northeast 1/4 of the Northeast 1/4; the West 3/4 of the Northwest 1/4 of the Northeast 1/4; the South 3/4 of the East 1/4 of the Northwest 1/4 of the Northeast 1/4; the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4, all in Section 23, Township 24 South, Range 26 East of the Tallahassee Meridian.

PARCEL 6:

Northeast 1/4 of the Northwest 1/4 of Section 23, Township 24 South, Range 26 East, Lake County, Florida, LESS the 50 foot road right-of-way existing along the West side thereof.

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

Parcel 7:
The North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 24 South, Range 26 East, Lake County, Florida.

PARCEL 8:
The South 3/4 of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 24 South, Range 26 East, Lake County, Florida, lying East of the East boundary of the U.S. Highway #27 right-of-way and North and West of existing graded road, more particularly described as follows:

Begin at a point 1338.3 feet East of the Northwest corner of said Section 23, said point being on the center line of a private road; thence run along the center line of said road right-of-way as follows:
Run South 00°20'00" West, 959.90 feet; thence run South 54°46'00" West, 142.20 feet; thence run South 36°09'00" West, 235.6 feet; thence South 32°11'00" West, 331.80 feet; thence run South 24°34'00" East, 347.00 feet; thence South 35°10'00" East, 184.2 feet; thence run South 12°04'00" East, 139.10 feet; thence South 58°11'00" West, 822.50 feet; thence South 47°15'00" West, 147.00 feet.

PARCEL 9:
The North 1/2 of the Southeast 1/4 of the Northwest 1/4, Section 23, Township 24 South, Range 26 East, LESS AND EXCEPT the South 225.00 feet thereof.

PARCEL 10:
The Northeast 1/4 of the Southwest 1/4 of Section 14, Township 24 South, Range 26 East, Lake County, Florida

Exhibit B

FY 2021/2022 General Fund Budget

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

7

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 ___ day of _____, 2021.

ATTEST:

**PACIFIC ACE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

8

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2021**

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2021**

	<u>General Fund</u>	<u>Total Governmental Funds</u>
ASSETS		
Cash	\$ 9,997	\$ 9,997
Due from Landowner	5,700	5,700
Total assets	<u>\$ 15,697</u>	<u>\$ 15,697</u>
 LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 8,215	\$ 8,215
Landowner advance	6,000	6,000
Total liabilities	<u>14,215</u>	<u>14,215</u>
 DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	5,700	5,700
Total deferred inflows of resources	<u>5,700</u>	<u>5,700</u>
 Fund balances:		
Unassigned	<u>(4,218)</u>	<u>(4,218)</u>
Total fund balances	<u>(4,218)</u>	<u>(4,218)</u>
 Total liabilities, deferred inflows of resources and fund balances	 <u>\$ 15,697</u>	 <u>\$ 15,697</u>

**PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 4,088	\$ 56,947	\$ 87,040	65%
Total revenues	<u>4,088</u>	<u>56,947</u>	<u>87,040</u>	65%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	-	964	15,000	6%
Engineering	-	-	3,000	0%
Audit*	-	-	4,500	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	5,000	0%
Telephone	17	167	200	84%
Postage	-	-	500	0%
Printing & binding	42	417	500	83%
Legal advertising	98	98	1,500	7%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	32	563	500	113%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>4,189</u>	<u>49,274</u>	<u>87,040</u>	57%
Excess/(deficiency) of revenues over/(under) expenditures	(101)	7,673	-	
Fund balances - beginning	(4,117)	(11,891)	-	
Fund balances - ending	<u>\$ (4,218)</u>	<u>\$ (4,218)</u>	<u>\$ -</u>	

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

9

DRAFT

**MINUTES OF MEETING
PACIFIC ACE
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
37
38
39

The Board of Supervisors of the Pacific Ace Community Development District held a Special Meeting on May 26, 2021, at 2:00 p.m., at the Tavares Chamber of Commerce, 300 East Main Street, Tavares, Florida 32778.

Present were:

Brian Martin	Chair
John Miklos	Vice Chair
Daniel Gough	Assistant Secretary

Also present, were:

Craig Wrathell	District Manager
Mark Watts	District Counsel
Nika Hosseini	Cobb Cole, P.A.
Jeremy Morton	District Engineer
Wayne Horowitz	
Steve McConn	
Casey Dare	
Steve Feccia	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 2:04 p.m. Supervisors Martin, Miklos and Gough were present, in person. Supervisors O’Keefe and Zlatkiss were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Acceptance of Resignations from Supervisor(s)

The Third and Fourth Orders of Business were addressed simultaneously, during the Fourth Order of Business.

40 **FOURTH ORDER OF BUSINESS**

**Appointment of Supervisor(s) to Vacant
Seat(s)**

41
42
43
44

Mr. Wrathell presented the resignation of Mr. Robert Zlatkiss.

On MOTION by Mr. Miklos and seconded by Mr. Gough, with all in favor, the resignation of Mr. Robert Zlatkiss, from Seat 1, was accepted.

47
48
49
50
51

Mr. Martin nominated Mr. Steve McConn to fill Seat 1.

No other nominations were made.

On MOTION by Mr. Martin and seconded by Mr. Miklos, with all in favor, appointment of Mr. Steve McConn to fill Seat 1, term expires November 2024, was approved.

55
56
57

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

58 Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the
59 Oath of Office to Mr. McConn.

60 Mr. Wrathell presented the resignation of Mr. Daniel O’Keefe.

61

On MOTION by Mr. Miklos and seconded by Mr. McConn, with all in favor, the resignation of Mr. Daniel O’Keefe, from Seat 3, was accepted.

64
65
66
67

Mr. McConn nominated Mr. Steve Feccia to fill Seat 3.

No other nominations were made.

68

On MOTION by Mr. McConn and seconded by Mr. Miklos, with all in favor, appointment of Mr. Steve Feccia to fill Seat 3, term expires November 2022, was approved.

72
73
74

Mr. Wrathell presented the resignation of Mr. Daniel Gough.

75

76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110

On MOTION by Mr. Miklos and seconded by Mr. McConn, with all in favor, the resignation of Mr. Daniel Gough, from Seat 4, was accepted.

Mr. McConn nominated Mr. Casey Dare to fill Seat 4.
No other nominations were made.

On MOTION by Mr. McConn and seconded by Mr. Miklos, with all in favor, appointment of Mr. Casey Dare to fill Seat 4, term expires November 2022, was approved.

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

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Feccia and Mr. Dare.

Mr. Wrathell presented the resignation of Mr. John Miklos.

On MOTION by Mr. McConn and seconded by Mr. Martin, with all in favor, the resignation of Mr. John Miklos, from Seat 5, was accepted.

Mr. McConn nominated Mr. Fred Wyborski to fill Seat 5.
No other nominations were made.

On MOTION by Mr. McConn and seconded by Mr. Feccia, with all in favor, appointment of Mr. Fred Wyborski to fill Seat 5, term expires November 2022, was approved.

As Mr. Wyborski was not present, the Oath of Office would be administered at another time.

Mr. Wrathell presented the resignation of Mr. Brian Martin.

On MOTION by Mr. McConn and seconded by Mr. Feccia, with all in favor, the resignation of Mr. Brian Martin, from Seat 2, was accepted.

111 Mr. McConn nominated Mr. Wayne Horowitz to fill Seat 2.

112 No other nominations were made.

113

114 **On MOTION by Mr. McConn and seconded by Mr. Feccia, with all in favor,**
115 **appointment of Mr. Wayne Horowitz to fill Seat 2, term expires November**
116 **2024, was approved.**

117

118

- 119 • **Administration of Oath of Office to Newly Appointed Supervisors (*the following to be***
- 120 ***provided in a separate package*)**

121 Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the
122 Oath of Office to Mr. Horowitz. He provided and briefly explained the following items to all
123 Supervisors:

- 124 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
- 125 **Employees**
- 126 **B. Membership, Obligations and Responsibilities**
- 127 **C. Financial Disclosure Forms**
 - 128 **I. Form 1: Statement of Financial Interests**
 - 129 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - 130 **III. Form 1F: Final Statement of Financial Interests**
- 131 **D. Form 8B: Memorandum of Voting Conflict**

132

133 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2021-05,**

134 **Designating a Chair, a Vice Chair, a**

135 **Secretary, Assistant Secretaries, a**

136 **Treasurer and an Assistant Treasurer of the**

137 **Pacific Ace Community Development**

138 **District, and Providing for an Effective Date**

139

140 Mr. Horowitz nominated the following slate of officers:

141 Chair Steve McConn

142 Vice Chair Casey Dare

143 Secretary Craig Wrathell

- 144 Assistant Secretary Wayne Horowitz
- 145 Assistant Secretary Steve Feccia
- 146 Assistant Secretary Fred Wyborski
- 147 Treasurer Craig Wrathell
- 148 Assistant Treasurer Jeff Pinder

149 No other nominations were made.

150

151 **On MOTION by Mr. McConn and seconded by Mr. Feccia, with all in favor,**
 152 **Resolution 2021-05, Designating a Chair, a Vice Chair, a Secretary, Assistant**
 153 **Secretaries, a Treasurer and an Assistant Treasurer of the Pacific Ace**
 154 **Community Development District, as nominated, and Providing for an Effective**
 155 **Date, was adopted.**

156

157

SIXTH ORDER OF BUSINESS

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

159

160

161 The consensus was to decline compensation.

162

163 **On MOTION by Mr. Horowitz and seconded by Mr. McConn, with all in favor,**
 164 **declining Board Member compensation, was approved.**

165

166

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-06, 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

168

169

170

171

172

173

174

175

176 Mr. Wrathell presented Resolution 2021-06. He reviewed the proposed Fiscal Year 2022
 177 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal
 178 Year 2021 budget, and explained the reasons for any adjustments. He stated that the budget
 179 could be modified prior to adoption and, the expenses would be Landowner-funded, the
 180 budget could be amended at any time during the fiscal year.

181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218

On MOTION by Mr. Horowitz and seconded by Mr. McConn, with all in favor, Resolution 2021-06, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 25, 2021 at 2:00 p.m., at a location to be determined; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

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

This item was voted on during Ninth Order of Business.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2021-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors for the District for Fiscal Year 2021/2022 and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-08. Meetings would be held on the fourth Wednesday of the month at 2:00 p.m., at a location to be determined.

On MOTION by Mr. Horowitz and seconded by Mr. McConn, with all in favor, Resolution 2021-08, Designating Dates, Times and Locations on the fourth Wednesday of the month at 2:00 p.m., at a location to be determined, for Regular Meetings of the Board of Supervisors for the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

Mr. Wrathell presented Resolution 2021-07. Meetings would be held on the fourth Wednesday of the month at 2:00 p.m., at a location to be determined.

219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257

On MOTION by Mr. McConn and seconded by Mr. Horowitz, with all in favor, Resolution 2021-07, Designating Dates, Times and Locations on the fourth Wednesday of the month at 2:00 p.m., at a location to be determined, for Regular Meetings of the Board of Supervisors for the District for Remainder of Fiscal Year 2020/2021 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

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 (*deferred from the November 12, 2020 meeting*)

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2021

Mr. Wrathell presented the Unaudited Financial Statements as of April 30, 2021.

On MOTION by Mr. Horowitz and seconded by Mr. McConn, with all in favor, the Unaudited Financial Statements as of April 30, 2021, were accepted.

TWELFTH ORDER OF BUSINESS

Consideration of November 12, 2020 Public Hearings and Regular Meeting Minutes

Mr. Wrathell presented the November 12, 2020 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the November 12, 2020 Public Hearings and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

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

259 There being nothing to report, the next item followed.

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

261 There being nothing to report, the next item followed.

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

- 263 • **NEXT MEETING DATE:** _____

264 The next meeting was scheduled for June 23, 2021, pursuant to the newly adopted
265 Fiscal Year 2021 Meeting Schedule.

266

267 **FOURTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

268

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

270

271 **FIFTEENTH ORDER OF BUSINESS** **Public Comments**

272

273 No members of the public spoke.

274

275 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

276

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

278

<p>279 On MOTION by Mr. McConn and seconded by Mr. Feccia, with all in favor, the 280 meeting adjourned at 2:35 p.m.</p>

281

282

283

284

285

286

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

287
288
289
290
291
292
293
294

Secretary/Assistant Secretary

Chair/Vice Chair

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

10CI



www.lakevotes.com

1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.com

April 16, 2021

Daphne Gillyard, Director of Administrative Services
2300 Glades Rd., Suite 410W
Boca Raton, FL 33431

Re: District Counts

The number of registered voters within the Pacific Ace Community Development District as of April 15, 2021 is 0.

If we may be of further assistance, please contact this office.

Sincerely,

A handwritten signature in blue ink that reads 'D. Alan Hays'.

D. Alan Hays
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence ✓ Excellent Service ✓ Accurate & Efficient Elections ✓ Responsible Financial Stewardship

PACIFIC ACE

COMMUNITY DEVELOPMENT DISTRICT

10CII

PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 23, 2021 CANCELED	Regular Meeting	2:00 PM
July 28, 2021 CANCELED	Regular Meeting	2:00 PM
August 25, 2021	Public Hearing & Regular Meeting	2:00 PM
September 22, 2021	Regular Meeting	2:00 PM

PACIFIC ACE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2021	Regular Meeting	2:00 PM
November 24, 2021	Regular Meeting	2:00 PM
December 22, 2021	Regular Meeting	2:00 PM
January 26, 2022	Regular Meeting	2:00 PM
February 23, 2022	Regular Meeting	2:00 PM
March 23, 2022	Regular Meeting	2:00 PM
April 27, 2022	Regular Meeting	2:00 PM.
May 25, 2022	Regular Meeting	2:00 PM
June 22, 2022	Regular Meeting	2:00 PM
July 27, 2022	Regular Meeting	2:00 PM
August 24, 2022	Public Hearing & Regular Meeting	2:00 PM.
September 28, 2022	Regular Meeting	2:00 PM