

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

The Board of Supervisors of the Pacific Ace Community Development District held a Public Hearing and Regular Meeting on May 22, 2024 at 2:00 p.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711.

**Present:**

Steve McConn  
Casey Dare  
Steve White

Chair  
Vice Chair  
Assistant Secretary

**Also present:**

Kristen Suit  
Jennifer Kilinski (via telephone)  
Mary Grace Henley (via telephone)  
Jorge Miranda (via telephone)  
Oscar Trujillo

District Manager  
District Counsel  
Kilinski | Van Wyk PLLC  
Empire Management  
Empire Management

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 2:04 p.m.

Supervisors McConn, Dare and White were present. Supervisor Reid was not present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2026**

Mr. Dare nominated Mr. Jeff Myers to fill Seat 3.

No other nominations were made.

On MOTION by Mr. Dare and seconded by Mr. McConn, with all in favor, of the appointment of Mr. Jeff Myers to fill Seat 3, was approved.

**FOURTH ORDER OF BUSINESS**

**Administration of Oath of Office to Appointed Supervisor (the following will also be provided in a separate package)**

- A. Required Ethics Training and Disclosure Filing**
  - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-05, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Amenity Policies, Rates and Disciplinary Rule Pursuant to Sections 120.54 and 190.035, Florida Statutes**

- A. Affidavits of Publication**
- B. Consideration of Resolution 2024-09, Adopting Rules of Procedure; Adopting Suspension and Termination Rule; Adopting Rates, Fees and Charges; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the Public Hearing was opened.**

Ms. Suit stated that there were only minor revisions. She pointed out fees and rental rates, on Page 24.

No affected property owners or members of the public spoke.

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the Public Hearing was closed.**

Ms. Suit presented Resolution 2024-09.

**On MOTION by Mr. McConn and seconded by Mr. White, with all in favor, Resolution 2024-09, Adopting Rules of Procedure; Adopting Suspension and Termination Rule; Adopting Rates, Fees and Charges; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2024**

**On MOTION by Mr. McConn and seconded by Mr. White, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of April 24, 2024 Regular Meeting Minutes**

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the April 24, 2024 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kilinski | Van Wyk PLLC**

Ms. Kilinski reported the following:

➤ When the CDD was originally established, the Petition to Establish did not include a request for special powers or recreation and security. Since then, the County approved the Petition to allow for those special powers.

➤ Current Board Members must complete four hours of ethics training by December 31, 2024. The newly appointed Board Member will have until December 31, 2025 to complete the requirement.

➤ Work on completing the acquisition of real property and improvements for Phases 2 and 3 is underway; the documents will be presented for ratification at another meeting.

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

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

- **NEXT MEETING DATE: June 26, 2024 at 2:00 PM. [FY2025 Budget & O&M Assessment Hearings]**

- **QUORUM CHECK**

The next meeting will be held on June 26, 2024.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

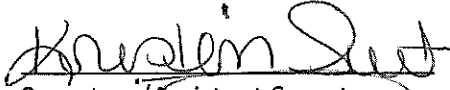
No members of the public spoke.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the meeting adjourned at 2:10 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair