



Rizzetta & Company

Highland Meadows II Community Development District

**Board of Supervisors'
Regular Meeting
August 17, 2023**

**District Office:
8529 South Park Circle, Suite 330
Orlando, Florida 32819
407.472.2471**

www.highlandmeadows2cdd.com

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Ramada By Wyndham Davenport 43824 Hwy 27, Davenport, FL 33837

Board of Supervisors	Miguel Santana-Vazquez Deborah Galbraith Kristen Anderson Christopher Lopez Genelle Moore Tucker	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Tina Garcia	Greenspoon Marder
District Engineer	TBD	TBD

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

HIGHLAND MEADOWS COMMUNITY DEVELOPMENT DISTRICT II

District Office · Orlando, Florida · (407) 472-2471

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.highlandmeadows2cdd.org

**Board of Supervisors
Highland Meadows Community
Development District II**

August 10, 2023

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Highland Meadows Community Development District II will be held on **August 17, 2023, at 3:30 p.m.** at the Tom Fellows Community Center located at 207 North Blvd. W., Davenport, FL 33837. The following is the agenda for this meeting:

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE COMMENTS

3. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of the Board of Supervisors' Meeting Held on July 13, 2023 Tab 1
- B. Consideration of Operations & Maintenance Expenditures for July 2023 Tab 2
- C. Consideration of Resolution 2023-16; Redesignating Secretary Tab 3

4. BUSINESS ITEMS

- A. Consideration of Appointment of District Counsel..... Tab 4
- B. Public Hearing on Fiscal Year 2023-2024 Budget
 - 1. Consideration of Resolution 2023-17; Adopting Fiscal Year 2023-2024 Budget Tab 5
- C. Public Hearing on Fiscal Year 2023-2024 Assessments
 - 1. Consideration of Resolution 2023-18; Imposing Special Assessments Tab 6
- D. Consideration of District Engineer's Agreement (under separate cover)
- E. Consideration of Soccer Field/Dog Park Fence Repairs (under separate cover)
- F. Consideration of Fence Direct Proposal (under separate cover)
- G. Consideration of Maintenance Proposals (under separate cover)
- H. Consideration of Proposals for Pool Attendant (under separate cover)
- I. Consideration of No Parking Sign Repair Proposals (under separate cover)
- J. Consideration of Painting Proposals (under separate cover)
- K. Consideration of Dog Park/ Soccer Field Gate Access Control Proposals (under separate cover)
- L. Discussion of HOA Concerns

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

6. SUPERVISOR REQUESTS AND COMMENTS

7. ADJOURNMENT

Highland Meadows CDD II
August 10, 2023
Page Two

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,
Brian Mendes
Brian Mendes

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Highland Meadows II Community Development District was held on **Monday, July 13, 2023, at 3:34 p.m.** located at the **Tom Fellows Community Center, located at 207 North Blvd. W., Davenport, FL 33837.**

Present and constituting a quorum:

Miguel Santana-Vazquez	Board Supervisor, Chairperson
Deborah Galbraith	Board Supervisor, Vice Chairperson
Christopher Lopez	Board Supervisor, Assistant Secretary
Kristen Anderson	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Brian Mendes	District Manager, Rizzetta & Company, Inc.
Bryan Schaub	Landscaper Inspector, Rizzetta & Company, Inc
Tina Garcia	District Counsel, Greenspoon Marder (<i>via phone</i>)
Mark Wilson	Kimley-Horn (<i>via phone</i>)

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Mendes called the meeting to order and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board entertained audience comments regarding concerns with the installation of the card readers at the dog park, street signs on Merlin Street, vehicles parked in front of homes, and the need for speed bumps. Mr. Lopez asked that proposals be obtained for installing speed bumps.

THIRD ORDER OF BUSINESS

Landscaping Update

Mr. Schaub reviewed the report, noting that there is an erosion issue in the S/E corner of the community, so it is not being mowed right now. He also noted that various proposals

49 are needed and irrigation issues. He also stated that the RFP process is underway. Mr.
50 Lopez is going to do a walkthrough to document trees that are blocking signs.

51
52 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
53 **of Supervisors' Regular Meeting held on**
54 **June 15, 2023**
55

56 On Motion by Mr. Lopez, seconded by Ms. Galbraith, with all in favor, the Board of
57 Supervisors approved the minutes of the Board of Supervisors' Regular Meeting held on
58 June 15, 2023, as presented, for the Highland Meadows II Community Development District.

59
60 **FOURTH ORDER OF BUSINESS** **Consideration of Operation and**
61 **Maintenance Expenditures for April**
62 **2023**
63

64 Ms. Garcia provided an update on the billing issues from her firm, explaining that
65 credit has been issued in the amount of \$922.50. A board discussion ensued regarding
66 certain billing of hours and whether a larger credit is required.

67
68 On Motion by Mr. Lopez, seconded by Mr. Santana-Vazquez, with three in favor and one
69 against (Ms. Anderson), the Board of Supervisors request an additional \$3,700 credit from
70 Greenspoon Marder, for the Highland Meadows II Community Development District.

71
72 **FIFTH ORDER OF BUSINESS** **Consideration of Operation and**
73 **Maintenance Expenditures for May 2023**
74

75 On Motion by Mr. Lopez, seconded by Ms. Galbraith, with all in favor, the Board of
76 Supervisors ratified the operation and maintenance expenditures for May (\$11,871.46), for
77 the Highland Meadows II Community Development District.

78
79 **SIXTH ORDER OF BUSINESS** **Continued Discussion of Neighborhood**
80 **Watch**
81

82 It was stated that twelve people are needed for a neighborhood watch program and
83 four people will be attending the next meeting. Detective Pachecko volunteers to continue
84 working with the program and Phil Guilbeau of Security and Investigations, Inc, is the lead
85 contact for the program.

86
87 **SEVENTH ORDER OF BUSINESS** **Continued Discussion of Additional Gate**
88 **for Soccer Field**
89

90 Ms. Anderson proposes to remove one of the double-gates of the fence that
91 separates the dog park from the soccer field and add an additional gate behind the other
92 soccer goal. A request was made to consider increasing the height of the fences to 15'
93 behind the soccer goals to match the height on the sides of the soccer field. Mr. Mendes
94 will gather the proposals.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2023-13 ,
Non-Resident Patrons Annual Fee**

Mr. Mendes presented the resolution and there were no questions put forward.

On Motion by Mr. Lopez, seconded by Mr. Santana-Vazquez, with all in favor, the Board of Supervisors approved Resolution 2023-13, ratifying the non-resident patrons annual fee at \$2,500, for the Highland Meadows II Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of No Parking Sign
Repair Proposals**

Ms. Anderson asked that all of the no parking signs throughout the community that are in need of adjusting be tended to. It was noted that Mr. Lopez is doing a walkthrough of the community to notate all the signs needing adjusting.

TENTH ORDER OF BUSINESS

Consideration of Painting Proposals

This item was tabled as the proposals won't be available until next month.

ELEVENTH ORDER OF BUSINESS

**Consideration of Towing Company
Proposals**

The Board reviewed the various proposals and discussed the need for authorization from a Board member to notify the towing company during certain hours. Each Board Supervisor will be on the authorization list with a specific code # for identification purpose. Some Supervisors expressed that they would prefer to notify the management company if they are notified of the need to tow a vehicle.

On Motion by Mr. Santana-Vazquez, seconded by Mr. Lopez, with three in favor and one against (Ms. Anderson), the Board of Supervisors approved each Supervisor having authorization to request a tow from (6am-10pm), for the Highland Meadows II Community Development District.

On Motion by Ms. Galbraith, seconded by Ms. Anderson, with all in favor, the Board of Supervisors approved the tow service provider not needing authorization to tow from (10pm-6am), for the Highland Meadows II Community Development District.

On Motion by Mr. Santana-Vazquez, seconded by Mr. Lopez, with all in favor, the Board of Supervisors approved the proposal form Bolton's Towing Service, for the Highland Meadows II Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Dog Park/Soccer Field Gate Access Proposals (USC)

The district is still in the process of gathering proposals.

THIRTEENTH ORDER OF BUSINESS

Discussion of irrigation for Phase 3 Park

Mr. Mendes explained that Fence Direct wants an update on the summary of work to be completed by Prince for the irrigation. The Board asked that other fence proposals be obtained along with a proposal for Prince for the irrigation work.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Garcia spoke regarding the code enforcement violation that occurred in March. She stated that she will be present at the July 26th court hearing and anticipates the fine to be reduced by 90%.

Ms. Garcia stated that she will coordinate with Mark Wilson regarding the new District Engineer Agreement.

Ms. Garcia requested that the CDD begin seeking bids for new legal services.

B. District Engineer

No report.

C. District Manager

Mr. Mendez briefly reviewed the financial status of the district. He also reminded the Board that the next meeting is scheduled for August 17, 2023, at 3:30 p.m. and will include adopting the FY 2023/2024 budget.

FIFTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no audience requests put forward.

Mr. Mendez was asked to review the soccer leagues that are participating on the CDD's soccer fields.

Mr. Santana-Vazquez asked that CSS Clean Star Services of Central Florida, Inc. be terminated along with a request for back pay due to non-performance. He also asked that all Board members have access to the video from the new security cameras.

On a Motion by Mr. Santana-Vazquez, seconded by Mr. Lopez with all in favor, the Board of Supervisors approved the termination of the contract with CSS Clean Start Services of Central Florida, Inc. and to provide access to the security video for all Board members at a cost of \$39.10 for the Highland Meadows II Community Development

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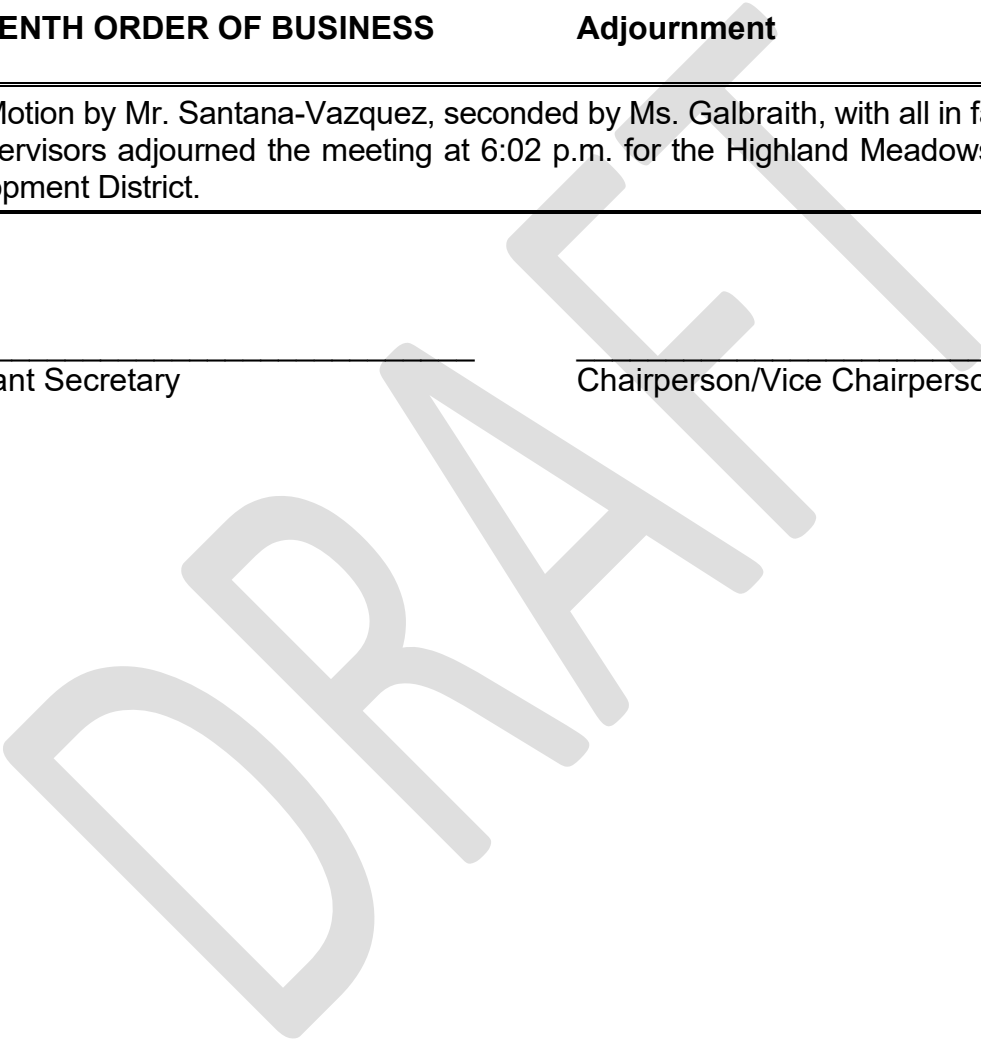
Mr. Lopez requested the CDD purchase a storage shed and locate it inside of the fencing at the pool facility. He provided multiple options to the Board and the decision was made to move forward on the purchase of a 8' x 6' shed in the amount of \$395.10 and authorized Mr. Lopez to make the purchase. Mr. Lopez will submit the receipt to the management company for reimbursement by the District. He asked that the Wi-Fi password be reset and the new one provided to the Board. He would also like to see a listing of all active contracts and a resolution allowing him to make modifications to the property to memorialize the previously board-approved authorization.

SIXTEENTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Santana-Vazquez, seconded by Ms. Galbraith, with all in favor, the Board of Supervisors adjourned the meeting at 6:02 p.m. for the Highland Meadows II Community Development District.

Assistant Secretary

Chairperson/Vice Chairperson



Tab 2

**Highland Meadows II
COMMUNITY DEVELOPMENT DISTRICT**



**Operation and Maintenance Expenditures
July 2023
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2023 through July 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 73,262.15**

Approval of Expenditures:

_____ Chairperson

Highland Meadows II Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31,2023

Vendor Name	Check #	Invoice #	Transaction Description	Check Amount
A&E Dream Homes, LLC	100139	325	Pressure Wash Walls 07/23	\$ 7,540.00
A&E Dream Homes, LLC	100145	315	Trash Removal 06/23	\$ 2,000.00
A&E Dream Homes, LLC	100145	328	Trash Removal 07/23	\$ 2,000.00
A&E Dream Homes, LLC	100145	332	Fence Cleaning & Repair 07/23	\$ 1,000.00
Aman Hospitality LLC	100135	48866	Meeting Room Rental 03/23, 05/23, & 06/23	\$ 750.00
Christopher Lopez	100140	072723 Lopez	Payment for Legal Fines & Repairs on Property 07/23	\$ 2,013.18
Christopher Lopez	100125	CL061523	Board of Supervisors Meeting 06/15/23	\$ 200.00
Christopher Lopez	100125	CL071323	Board of Supervisors Meeting 07/13/23	\$ 200.00
City of Davenport	100136	15511 7/23	Water Services 06/23	\$ 14.97
City of Davenport	100136	6122 7/23	Water Services 06/23	\$ 14.88
City of Davenport	100136	8019 7/23	Water Services 06/23	\$ 237.29
City of Davenport	100136	8020 7/23	Water Services 06/23	\$ 90.03
City of Davenport Community Center	100116	071323 City of Davenport	Board of Supervisors Meeting Room Rental 07/13/23	\$ 150.00
City of Davenport Community Center	100117	072023 City of Davenport	Board of Supervisors Meeting Room Rental 07/20/23	\$ 150.00

Highland Meadows II Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31,2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Transaction Description</u>	<u>Check Amount</u>
CSS Clean Star Services of Central Florida, Inc.	100114	10150	Janitorial Services 06/23	\$ 480.00
Deborah J Galbraith	100126	DG061523	Board of Supervisors Meeting 06/15/23	\$ 200.00
Deborah J Galbraith	100126	DG071323	Board of Supervisors Meeting 07/13/23	\$ 200.00
Duke Energy	100127	Monthly Summary 06/23	Electric Services 06/23	\$ 6,088.82
Genelle Moore-Tucker	100128	GMT061523	Board of Supervisors Meeting 06/15/23	\$ 200.00
Greenspoon Marder Law	100129	1462102	Legal Services 05/23	\$ 3,448.48
Greenspoon Marder Law	100141	1464066	Legal Services 06/23	\$ 947.50
Honeycomb Systems	100130	12338220	Video Surveillance System 07/23	\$ 4,958.62
Kristen Anderson	100131	KA061523	Board of Supervisors Meeting 06/15/23	\$ 200.00
Kristen Anderson	100131	KA071323	Board of Supervisors Meeting 07/13/23	\$ 200.00
Miguel A Santana-Vazquez	100132	MSV061523	Board of Supervisors Meeting 06/15/23	\$ 200.00
Miguel A Santana-Vazquez	100132	MSV071323	Board of Supervisors Meeting 07/13/23	\$ 200.00
Orkin - Winter Haven	100142	245903223	Pest Control Services 07/23	\$ 78.99
Prestige Cleaning Group Inc.	100121	1996	Pool Motor Balance and Completion 06/23	\$ 2,750.00

Highland Meadows II Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31,2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Prestige Cleaning Group Inc.	100121	1998	Pool Motor Repair 06/23	\$ 3,900.00
Prestige Cleaning Group Inc.	100143	1997	Pool Maintenance 07/23	\$ 4,500.00
Prince & Sons, Inc.	100144	9371	Irrigation Repairs 07/23	\$ 197.99
Prince & Sons, Inc.	100144	9406	Landscape Maintenance 07/23	\$ 16,000.00
Rizzetta & Company, Inc.	100115	INV0000081406	District Management Fees 07/23	\$ 3,600.00
Security And Investigation, Inc.	100122	1241	Deputy Services 06/23	\$ 2,480.88
Security And Investigation, Inc.	100137	1248	Deputy Services 07/23	\$ 2,540.00
Spectrum	100124	0005776043023 05/23 Autopay 672	Telephone & Internet Services 05/23	\$ 4.99
Spectrum	100123	0038117053023 05/23 Autopay 672	Telephone & Internet Services 06/23	\$ 192.96
Spectrum	100123	0038117063023 06/23 Autopay 672	Telephone & Internet Services 07/23	\$ 196.92
The Ledger / News Chief/ CA Florida Holdings, LLC	100134	5676339	Account #527032 Legal Advertising 06/23	\$ 225.13
TruGreen	100138	TruGreen062823	Maintenance Services 06/23	\$ <u>2,910.52</u>
Report Total				\$ <u>73,262.15</u>

Tab 3

RESOLUTION 2023- 16

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING THE SECRETARY OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Highland Meadows II Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Polk County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution _____; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF AUGUST 2023.

**HIGHLAND MEADOWS II COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 4



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
JENNIFER S. EDEN
DOROTHY F. GREEN
BRUCE D. KNAPP
PETER G. LATHAM

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LORI T. MILVAIN
BENJAMIN R. TAYLOR
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

August 10, 2023

DIRECT DIAL (JAN): (407) 481-5872
DIRECT DIAL (KRISTEN): (407) 481-5806
EMAIL: JCARPENTER@LATHAMLUNA.COM;
KTRUCCO@LATHAMLUNA.COM;
JLAZAROVICH@LATHAMLUNA.COM

Board of Supervisors
Highland Meadows II Community Development District
c/o Scott Brizendine, District Manager
Rizzetta & Company, Inc.
8529 Southpark Circle, Suite 330
Orlando, Florida 32819

Re: **Proposal for General Counsel Legal Services to the Highland Meadows II
Community Development District**

Dear Board of Supervisors:

We are pleased to submit a Proposal to serve as general counsel to the Highland Meadows II Community Development District. Attached is a Proposal detailing general information about Latham, Luna, Eden & Beaudine, LLP, and our Public Finance department, comprised of three full-time attorneys and four full-time paralegals. As you will see in the attached Proposal, our firm is located in downtown Orlando and our Public Finance department has extensive experience representing community development districts throughout Central Florida.

Of note, we do limit the number of community development districts we represent to allow us to better serve the needs of our clients. We pride ourselves in going the extra mile for our clients and believe we are well equipped to assist as general counsel to the Highland Meadows II Community Development District.

We encourage you to please feel free contacting us with any questions or inquiries before your next meeting on August 17th. Our contact information is provided in the header above. We look forward to speaking with you all soon.

Sincerely,

Jan Albanese Carpenter, Esq.

Enclosure: (1) Proposal



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
— Celebrating 25 Years —
ATTORNEYS AT LAW

FIRM EXPERIENCE WITH COMMUNITY DEVELOPMENT DISTRICTS

Latham, Luna, Eden & Beaudine, LLP's Public Finance department currently represents a number of community development districts (as detailed below) and provides legal assistance in complex public finance, tax certificate, bond default, real estate and governmental law matters for a variety of clients at the state and local level.

Jan Albanese Carpenter is the Chair of LLEB's Public Finance department and has worked in the public finance and the legal government sector for over 25 years. She is a Martindale Hubbell AV Rated attorney and has extensive experience in representing community development districts, both in good economic times and bad.

Kristen Trucco is a partner in the public finance department and focuses her practice on serving as general counsel to community development districts, counseling on topics including local government law, contractual law, rulemaking processes, financing and maintenance obligations. She has also assisted developers and Boards in the CDD establishment, expansion and contraction processes. She regularly works with cities, counties and vendors throughout Central Florida to accomplish Board of Supervisors' objectives. Kristen started her career in the firm's commercial litigation department, representing various businesses and an insurance company on topics involving liability disputes, contractual disputes, construction defect disputes and insurance disputes. Kristen is a SuperLawyers Rated attorney.

Jay Lazarovich is an associate in the public finance department and also focuses his practice on serving as general counsel to community development districts throughout Central Florida. Jay has prior experience in title, real estate and community association matters and currently assists Board of Supervisors with various topics, including contractual law, financing and real estate matters. Past achievements include earning the William F. Blews Pro Bono Service Award, volunteering with the Florida Department of Children and Families and the Florida Department of Elder Affairs.

Clients seek our firm's services on a wide variety of public finance and governmental legal matters, including the following:

- General legal issues regarding day-to-day governmental operations;
- Sunshine Law, Ethics Law and Public Records Law;
- Review and draft requests for proposals, bid documents, legal contracts and contract amendments;
- Negotiate and interface with Cities, Counties and developers to accomplish Board of Supervisor objectives (including Interlocal Agreements and Cost Sharing Agreements);

- Attendance at board meetings, workshops and committee, and advisory board meetings;
- Establish, expand, contract, merge and terminate community development districts;
- Issue and refinance tax exempt and taxable bonds (and notes), including bond validation proceedings and assessment proceedings;
- Handle litigation matters for community development districts, including bond default and foreclosure litigation matters, as well as construction litigation, bankruptcy related issues and other commercial and governmental litigation matters;
- Process real estate transactions (from contract, through due diligence and closing) for property conveyances; and
- Negotiate Interlocal Agreements among special districts and counties and municipalities.

In the area of governmental services, particularly in community development district representation, we feel it is essential that LLEB works as a “team” with the District’s board of supervisors, bond counsel, district manager, district engineer, underwriters and financial advisors, as well as with other stakeholders in order to ensure a strong community.

Our firm is proud to offer personalized service to our clients and we strive to ensure that all our attorneys are readily accessible and responsive to each of our clients.

PROPOSED RATES

As a valued prospective client, we have reduced our “governmental client” rates for the Highland Meadows II Community Development District. Based on our experience in this market, we believe the rates below are highly competitive for this type of legal work. We aim to use lower-cost paralegals and associate attorneys where possible to draft routine documents and perform the day-to-day legal work, to help minimize costs to the district.

Senior Partner (Jan Albanese Carpenter)	\$395
Partner (Kristen Trucco)	\$305
Associates	\$265
Paralegals	\$115

GOVERNMENTAL CLIENTS

COMMUNITY DEVELOPMENT DISTRICTS:

- Bella Collina Community Development District – Lake County
- Bonnet Creek Community Development District – Orange County
- Bridgewalk Community Development District – Osceola County

Celebration Community Development District – Osceola County
Deer Island Community Development District – City of Tavares
Dowden West Community Development District – City of Orlando
Grande Pines Community Development District – Orange County
Knightsbridge Community Development District – City of Kissimmee
Lake Ashton Community Development District – Polk County
Leela Reserve – City of Tavares
Old Hickory Community Development District – City of St. Cloud
Overoaks Community Development District – Osceola County
Poinciana Community Development District – Polk County
Preston Cove Community Development District – Osceola County
Randal Park Community Development District – City of Orlando
Reunion East Community Development District – Osceola County
Reunion West Community Development District – Osceola County
Shingle Creek Community Development District – Osceola County
Shingle Creek at Bronson Community Development District – Osceola County
Stevens Plantation Community Development District – City of St. Cloud
Stoneybrook South at Championsgate Community Development District –
Osceola County
Storey Creek Community Development District – City of Orlando
Storey Drive Community Development District – City of Orlando
Storey Park Community Development District – City of Orlando
Tohoqua Community Development District – City of St. Cloud
Villa Sol Community Development District – Osceola County
Wellness Ridge Community Development District – City of Clermont
Westside Community Development District – Osceola County
Windward Community Development District – Osceola County

OTHER GOVERNMENTAL ENTITIES:

Florida Housing Finance Corporation – Tallahassee, FL (includes statewide representation) (State Agency)

Osceola County Housing Finance Authority (Special District)

**GENERAL EXPERIENCE OF
LATHAM, LUNA, EDEN & BEAUDINE, LLP**

Latham, Luna, Eden & Beaudine, LLP (“LLEB”) is a midsized, diverse law firm, located in downtown Orlando, Florida, and dedicated to the representation of businesses and governments. The firm consists of 15 Attorneys and all senior partners are Martindale Hubbell AV rated. The firm’s primary goal is to provide outstanding legal services for all clients, whether located in Florida or beyond, and to provide a challenging and rewarding work environment and career experience for our professionals.

In addition to our outstanding public finance practice group, the firm has exceptional attorneys practicing in most areas of business and commercial law, in areas that are critical for governmental clients with significant business interests in Central Florida. The firm represents a diverse group of clients from the real estate, government, securities, construction, manufacturing, bankruptcy, insurance, technology, franchising, agriculture, health care, professional sports representation and entertainment industries. Our firm’s real estate practice has experience in all areas of land development, acquisition and financing.

In addition to our governmental clients listed herein, the firm represents and has represented a number of private clients. Some clients include: a number of national home-builders; Universal City Property Management, III; Universal Studios Florida; Buena Vista Corporation; Isleworth Country Club, Inc.; Ocean Reef Club; Prudential Palms Realty; Tavistock Group; Golden Gem Growers, Inc.; Rotadata, Inc.; Emerson International, Inc.; Isolyser, Inc.; Jostens, Inc.; Citrus World, Inc.; Southeast Milk, Inc.; Olympus Media; Kanye West; Sunoco Oil Company; Bill Heard Enterprises; Bill Heard Chevrolet; Sun State Ford; Bob Dance Dodge; Advanced Marketing Int’l., Inc.; Motion Picture Association of America, Inc.; Planet Hollywood; and Priority Transportation, Inc.

We also have a strong litigation team. Our experienced trial and appellate attorneys take pride in their ability to manage and resolve disputes in many different fields, including complex business litigation, construction litigation, business torts, commercial and governmental foreclosure matters, special assessment foreclosures, antitrust, contracts, general liability, intellectual property, general civil liability, products liability, bankruptcy, healthcare and employment. Our firm handles employee relation matters and has advised a number of municipalities on employee related claims.

Our real estate team handles real estate development for Universal Studios, as an example of the significant capacity and experience we have in real estate matters. The Firm takes real estate projects from concept to completion. Careful planning and experience are required. Our attorneys are well equipped to assist clients in turning proposed land acquisitions and developments into reality. We are experienced in all aspects of real estate development, including commercial, multifamily and residential real estate development, finance, acquisition, commercial lending and public finance, planning and zoning, local government law, purchase and sale transactions, title matters and commercial leasing. As can be seen by the names of some of the clients listed above, this firm has significant experience in land planning, development, legislative and lobbying efforts related to real estate development and governmental matters.

We are approved attorneys to write title insurance for real estate and lending transactions for: Fidelity Title Insurance Company; First American Title Insurance Company; and Old Republic National Title Insurance Company.

ACCESSABILITY AND RESPONSIVENESS

- All attorneys have email access seven (7) days a week, twenty-four (24) hours a day and provide all clients with both direct office numbers and cell phone numbers.
- With two (2) attorneys working for the client, at least one (1) attorney is available at almost any time and date to attend board meetings or to handle emergency matters.



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
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August 10, 2023

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Board of Supervisors
Highland Meadows II Community Development District
c/o Scott Brizendine, District Manager
Rizzetta & Company, Inc.
8529 Southpark Circle, Suite 330
Orlando, Florida 32819

Re: **Engagement of Latham, Luna, Eden & Beaudine, LLP to Provide
Legal Services to the Highland Meadows II Community Development District**

Dear Board of Supervisors:

This letter sets forth the terms and conditions under which Latham, Luna, Eden & Beaudine, LLP (the "Firm") offers to serve as Special District Counsel to the Highland Meadows II Community Development District (the "District"). We thank you for the opportunity to provide you with services and look forward to working with you and the other supervisors on the board of the District. Unless otherwise specifically indicated in this letter, for purposes of the engagement described herein, no person or entity other than the District shall be a client of the Firm for any purpose.

The scope of the services which the Firm will provide, the basis upon which it will charge fees therefor, and the other terms of this engagement are as follows:

1. Scope of Legal Services as Special District Counsel. The Firm will provide the District with services to include (but not be limited to) the following:
 - (a) Advise the District regarding general matters which come before the District.
 - (b) Review of financing and re-financing transactions proposed for the District.

(c) Review of financing and disclosure documents prepared in connection with bonds to be issued or re-structured by the District, as well as preparation of any issuer documents and due diligence review.

(d) Provide required legal opinions in connection with the issuance or restructuring of bonds by the District; covering the organization and existence of the District; its authority to issue bonds and to enter into other related transactions; the authorization and execution of certain documents to be delivered by the District in connection with the issuance or restructuring of bonds; the enforceability of the agreements entered into by the District; to our actual knowledge, the absence or existence of any litigation affecting the District; and to our knowledge, the accuracy of information concerning the District contained in offering documents prepared in connection with the sale of bonds of the District.

(e) Attend District board meetings; supply such staff support for the District as may be requested; advise the District on matters such as public records, sunshine law matters and public ethics matters; assist in the annual audit of the District, as requested; and otherwise assist and advise the District and its staff, as appropriate, in matters properly before or relating to the District.

In addition to the above, the Firm will be available to consult with the District's Board of Supervisors, the District Manager, the District Engineer, and with representatives of Polk County and the City of Davenport, as applicable, with regard to questions that may arise with regard to any District business, financing or outstanding or re-issued debt. Work performed hereunder shall be generally by direction of the chairman of the board of supervisors of the District or by the District Manager. Unless the Firm is directed otherwise with respect to a particular matter, all communications pertaining to the progress of any work performed hereunder shall be addressed to the chairman of the District or the District Manager, with copies to the other members if necessary or desirable. Flat fee billing arrangements may be negotiated for bond issues and refinancing/restructuring transactions.

The Firm will not give any advice, nor be responsible for any pending or future litigation matters without specific direction and official action by the Board of Supervisors of the District and an amendment to this engagement letter to define the scope of litigation representation.

2. Billing Practices and Fees. Our fees will be based upon the ethical rules governing our practice. The amount of each fee will be the fair value of the services provided, taking into account the time spent, the nature of the services performed, the expertise required, the size and scope of the matter, the results obtained, the emergency nature of any request for services by the District, and other relevant considerations. For most services rendered by the Firm, a primary determinant of fees will be the internally established hourly rates for each of the Firm's attorneys and paralegals. These hourly rates may be adjusted annually as determined by the Firm. Currently, the Firm's hourly rates range from \$90 per hour for our most junior paralegals to \$550 per hour for our most experienced, specialized partners. The Firm's current rate for the District's work is the following: (1) Senior Partner (Jan Albanese Carpenter) at \$395; (2) Partner (Kristen Trucco) at \$305; (3) Associates at \$265; and Paralegals at \$115*. Others within the Firm may assist us in

* These hourly rates may be adjusted annually

the future at their normal hourly rates, if expertise in litigation, real estate, etc., or other legal areas is required. All fees for the District's bond financing and related work, that is expected to be reimbursable by the proceeds of the financing, shall not be billed until the time such financing is closed.

3. Costs and Expenses. In providing services to the District, the Firm will necessarily incur out of pocket expenses. The District will be required to reimburse the Firm for these expenses which may include, among others, communication costs (i.e., courier, long distance telephone charges, facsimile charges, etc.), document reproduction charges, filing fees, secretarial overtime when required by the matter's timing, and charges incurred in connection with computer research facilities. Internal Firm costs are invoiced at rates established by the Firm from time to time. A list of the current internal Firm cost rates is available upon request. It is Firm policy that any invoice from a third-party vendor incurred on behalf of the District will be forwarded to you for direct payment by the District to the vendor.

The Firm and the District expects this engagement to remain in effect for a period of time beginning at the date of the District's execution of this letter. The Firm will serve under this engagement letter at the pleasure of the District and/or the Firm, and the engagement may be terminated by the District or by the Firm at any time. The Firm shall be paid for all work performed through the date of termination and shall be paid for work on any and all bond issues (and/or restructuring of bond issues) upon which it has rendered services (whether or not such issue or restructuring has closed).

4. Payment of Invoices. Unless otherwise agreed in writing with the District, the Firm renders monthly invoices specifying the services performed and expenses incurred. The amount reflected as due in each invoice is payable within thirty (30) days following receipt by the District. The Firm attempts to include disbursements in each invoice for the month following which such disbursements are incurred. However, given the nature of disbursements, some may not be immediately available, in which case they will be included within a subsequent invoice. The Firm also reserves the right to charge interest on past due invoice balances at an amount not to exceed one and one-half percent (1.5%) per month. Any questions concerning an invoice rendered by the Firm should be referred to me as the account billing attorney or to the Managing Partner of the Firm.

5. Adverse Representation. As you may know, the Firm has represented, currently represents, and will in the future represent, numerous other districts and state and local governments, as well as other private and governmental clients in real estate, bankruptcy, litigation, public finance matters and the like. Such other matters are unrelated to the representation described in this engagement letter. The Firm does not believe that its representation of such other districts and governments would interfere with its current representation of the District as specified herein. However, because of the large number of such other clients, it is important to have a clear understanding which will govern our relationship. Our representation is based on the understanding that the Firm may undertake representation in the future of other clients in matters, including litigation, which may be adverse to the District, and that the District hereby consents to such representation.

Subject to Sunshine Law constraints, the Firm is subject to ethical rules which prohibit the disclosure of confidential information obtained in representing the District which could be used to the District's disadvantage in any such other representation, and the Firm will not take a position adverse to the District in any litigation or dispute arising directly out of any specific representation of the District. The Firm will advise the District, and withdraw from representation of the District, if representation of the District could adversely affect the judgment or quality of services to be rendered by the Firm in its representation of the District and/or result in a material, actual or perceived conflict of interest and/or if such representation has violated, violates, will violate or threatens to violate traditional ethical standards imposed by the Rules Regulating the Florida Bar, especially Rule 4-1.7, or violates any provisions of the Florida Statutes. The Firm reserves the right to terminate this agreement without cause by providing sixty (60) days advance notice to the District.

6. Scope of Services. You have retained the Firm to provide legal representation in connection with the ongoing general matters of the District, excluding all litigation unless directed by the District. Although the District has not retained the Firm to provide legal representation or advice in any other areas of law unrelated to that representation (for example, we are not providing litigation, bankruptcy or bond counsel services at this time), the District hereby authorizes use of the Firm to complete other legal services or otherwise to refer legal work to the Firm to be completed for the District other than litigation, which shall require an amendment to this engagement letter. Should the need for those services arise, we will either complete or refer the work, with your approval, to the attorneys in our Firm who handle that type of legal work and who will bill their services at their normal billing rates, or we will advise you to seek outside counsel to provide those specialized legal services.

We apologize for the formality of this letter. However, we believe it is essential for the protection of both the District and the Firm to clearly specify the terms of our ongoing relationship. In light of the fact that we are requesting the District to signify its concurrence with the terms of this letter by signing below, the District is certainly welcome and is encouraged to have the terms of this letter reviewed by separate counsel.

If the terms of this letter are acceptable to you, please sign this letter below and return this letter to my attention via certified mail or email.

We at the Firm look forward to serving as legal counsel for the Highland Meadows II Community Development District.

Very truly yours,

Jan Albanese Carpenter, Esquire
For the Firm

**ACCEPTED AND AGREED TO:
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

By: _____

Print Name: _____

Title: _____

Dated: _____

Tab 5

RESOLUTION 2023-17

THE ANNUAL APPROPRIATION RESOLUTION OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Highland Meadows II Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) 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, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; 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 HIGHLAND MEADOWS COMMUNITY DEVELOPMENT DISTRICT II:

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 Highland Meadows II Community Development District for the Fiscal Year Ending September 30, 2024.”
- 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 2023/2024, the sum of \$_____ 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	\$_____
DEBT SERVICE FUND – SERIES 2014(A1)	\$_____
DEBT SERVICE FUND – SERIES 2014(A2)	\$_____
DEBT SERVICE FUND – SERIES 2016(A3)	\$_____
DEBT SERVICE FUND – SERIES 2016(A4)	\$_____
DEBT SERVICE FUND – SERIES 2017(4/BC)	\$_____
DEBT SERVICE FUND – SERIES 2017(A5)	\$_____
DEBT SERVICE FUND – SERIES 2017(A6)	\$_____
DEBT SERVICE FUND – SERIES 2019(7/7A)	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$10,000 or 10% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. 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 17TH DAY OF AUGUST, 2023.

ATTEST:

**HIGHLAND MEADOWS II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget



Rizzetta & Company

Highland Meadows II Community Development District

Approved Proposed Budget for Fiscal Year 2023-2024

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Highland Meadows II Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2014 (Area 1)	Series 2014 (Area 2)	Series 2016 (Area 3)	Series 2016 (Area 4)	Series 2017 (Area 4/BC)	Series 2017 (Area 5)	Series 2017 (Area 6)	Series 2019 (Area 7/7A)	Budget for 2023/2024
REVENUES									
Special Assessments									
Net Special Assessments ⁽¹⁾	\$ 66,648.56	\$ 98,165.18	\$ 175,974.81	\$ 102,687.99	\$ 157,868.85	\$ 292,319.58	\$ 125,663.94	\$ 203,112.76	\$ 1,222,441.65
TOTAL REVENUES	\$ 66,648.56	\$ 98,165.18	\$ 175,974.81	\$ 102,687.99	\$ 157,868.85	\$ 292,319.58	\$ 125,663.94	\$ 203,112.76	\$ 1,222,441.65
EXPENDITURES									
Administrative									
Debt Service Obligation	\$ 66,648.56	\$ 98,165.18	\$ 175,974.81	\$ 102,687.99	\$ 157,868.85	\$ 292,319.58	\$ 125,663.94	\$ 203,112.76	\$ 1,222,441.65
Administrative Subtotal	\$ 66,648.56	\$ 98,165.18	\$ 175,974.81	\$ 102,687.99	\$ 157,868.85	\$ 292,319.58	\$ 125,663.94	\$ 203,112.76	\$ 1,222,441.65
TOTAL EXPENDITURES	\$ 66,648.56	\$ 98,165.18	\$ 175,974.81	\$ 102,687.99	\$ 157,868.85	\$ 292,319.58	\$ 125,663.94	\$ 203,112.76	\$ 1,222,441.65
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$ 1,300,469.84

Notes:

Tax Roll County Collection Costs and Early Payment discount is 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$848,025.00
Polk County Collection Cost @ 2%		\$18,043.09
Early Payment Discount @ 4%		<u>\$36,086.17</u>
2023/2024 Total		<u>\$902,154.26</u>

2022/2023 O&M Budget		\$851,731.81
2023/2024 O&M Budget		<u>\$848,025.00</u>
Total Difference		<u>-\$3,706.81</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2014 (Area 1) Debt Service - Single Family	\$568.77	\$562.72	-\$6.05	-1.06%
Operations/Maintenance	\$626.43	\$617.07	-\$9.36	-1.49%
Total	\$1,195.20	\$1,179.79	-\$15.41	-1.29%
Series 2014 (Area 2) Debt Service - Single Family	\$573.66	\$567.56	-\$6.10	-1.06%
Operations/Maintenance	\$626.43	\$617.07	-\$9.36	-1.49%
Total	\$1,200.09	\$1,184.63	-\$15.46	-1.29%
Series 2016 (Area 3) Debt Service - Single Family A	\$572.92	\$566.83	-\$6.09	-1.06%
Operations/Maintenance	\$626.43	\$617.07	-\$9.36	-1.49%
Total	\$1,199.35	\$1,183.90	-\$15.45	-1.29%
Series 2016 (Area 3) Debt Service - Single Family B	\$1,041.67	\$1,030.59	-\$11.08	-1.06%
Operations/Maintenance	\$626.43	\$617.07	-\$9.36	-1.49%
Total	\$1,668.10	\$1,647.66	-\$20.44	-1.23%
Series 2016 (Area 4) Debt Service - Single Family	\$1,041.67	\$1,030.59	-\$11.08	-1.06%
Operations/Maintenance	\$626.43	\$617.07	-\$9.36	-1.49%
Total	\$1,668.10	\$1,647.66	-\$20.44	-1.23%
Series 2017 (Area 4B/C) Debt Service - Single Family	\$857.33	\$848.21	-\$9.12	-1.06%
Operations/Maintenance	\$626.43	\$617.07	-\$9.36	-1.49%
Total	\$1,483.76	\$1,465.28	-\$18.48	-1.25%
Series 2017 (Area 5) Debt Service - Single Family A	\$1,093.75	\$1,082.11	-\$11.64	-1.06%
Operations/Maintenance	\$626.43	\$617.07	-\$9.36	-1.49%
Total	\$1,720.18	\$1,699.18	-\$21.00	-1.22%
Series 2017 (Area 5) Debt Service - Single Family B	\$1,119.79	\$1,107.88	-\$11.91	-1.06%
Operations/Maintenance	\$626.43	\$617.07	-\$9.36	-1.49%
Total	\$1,746.22	\$1,724.95	-\$21.27	-1.22%
Series 2017 (Area 5) Debt Service - Single Family C	\$1,145.83	\$1,133.64	-\$12.19	-1.06%
Operations/Maintenance	\$626.43	\$617.07	-\$9.36	-1.49%
Total	\$1,772.26	\$1,750.71	-\$21.55	-1.22%
Series 2017 (Area 6) Debt Service - Single Family A	\$851.14	\$842.09	-\$9.05	-1.06%
Operations/Maintenance	\$626.43	\$617.07	-\$9.36	-1.49%
Total	\$1,477.57	\$1,459.16	-\$18.41	-1.25%
Series 2017 (Area 6) Debt Service - Single Family B	\$1,148.60	\$1,136.38	-\$12.22	-1.06%
Operations/Maintenance	\$626.43	\$617.07	-\$9.36	-1.49%
Total	\$1,775.03	\$1,753.45	-\$21.58	-1.22%
Series 2019 (Area 77A) Debt Service - Single Family	\$1,040.00	\$1,028.94	-\$11.06	-1.06%
Operations/Maintenance	\$626.43	\$617.07	-\$9.36	-1.49%
Total	\$1,666.43	\$1,646.01	-\$20.42	-1.23%

NOTE: The 1% Property Appraiser fee is now being billed separately to the District, therefore it is being incorporated into the general fund budget.

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$848,025.00
COLLECTION COSTS @	2.0%	\$18,043.09
EARLY PAYMENT DISCOUNT @	4.0%	\$36,086.17
TOTAL O&M ASSESSMENT		<u>\$902,154.26</u>

LOT SIZE	UNITS ASSESSED										ALLOCATION OF O&M ASSESSMENT				SERIES 2014 (AREA 1) DEBT SERVICE (2)(4)										TOTAL (3)
	SERIES 2014 (AREA 1)	SERIES 2014 (AREA 2)	SERIES 2016 (AREA 3)	SERIES 2016 (AREA 4)	SERIES 2017 (AREA 4/BC)	SERIES 2017 (AREA 5)	SERIES 2017 (AREA 6)	SERIES 2019 (AREA 77A)	TOTAL	% TOTAL	TOTAL	O&M BUDGET	SERIES 2014 (AREA 1)	SERIES 2014 (AREA 2)	SERIES 2016 (AREA 3)	SERIES 2016 (AREA 4)	SERIES 2017 (AREA 4/BC)	SERIES 2017 (AREA 5)	SERIES 2017 (AREA 6)	SERIES 2019 (AREA 77A)					
	O&M	DEBT. SERVICE (1)	DEBT. SERVICE (1)	DEBT. SERVICE (1)	DEBT. SERVICE (1)	DEBT. SERVICE (1)	DEBT. SERVICE (1)	DEBT. SERVICE (1)	EAU FACTOR	EAU's	EAU's	O&M BUDGET	O&M	DEBT. SERVICE (2)(4)	DEBT. SERVICE (2)(4)	DEBT. SERVICE (2)(4)	DEBT. SERVICE (2)(4)	DEBT. SERVICE (2)(4)	DEBT. SERVICE (2)(4)	DEBT. SERVICE (2)(4)	DEBT. SERVICE (2)(4)	DEBT. SERVICE (2)(4)			
Single Family - Area 1	126	126							1.00	126.00	8.62%	\$77,750.64	\$617.07	\$562.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,179.79		
Single Family - Area 2	184		184						1.00	184.00	12.59%	\$113,540.62	\$617.07	\$0.00	\$567.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,184.63		
Single Family A - Area 3	103			103					1.00	103.00	7.05%	\$63,558.06	\$617.07	\$0.00	\$0.00	\$566.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,183.90		
Single Family B - Area 3	125			125					1.00	125.00	8.55%	\$77,133.57	\$617.07	\$0.00	\$0.00	\$1,030.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,647.66		
Single Family - Area 4	106				106				1.00	106.00	7.25%	\$65,409.27	\$617.07	\$0.00	\$0.00	\$0.00	\$1,030.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,647.66		
Single Family - Area 4bc	199					198			1.00	199.00	13.61%	\$122,796.65	\$617.07	\$0.00	\$0.00	\$0.00	\$0.00	\$848.21	\$0.00	\$0.00	\$0.00	\$0.00	\$1,465.28		
Single Family A - Area 5	112						112		1.00	112.00	7.66%	\$69,111.68	\$617.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,082.11	\$0.00	\$0.00	\$0.00	\$1,699.18		
Single Family B - Area 5	70						70		1.00	70.00	4.79%	\$43,194.80	\$617.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,107.88	\$0.00	\$0.00	\$0.00	\$1,724.95		
Single Family C - Area 5	99						99		1.00	99.00	6.77%	\$61,089.79	\$617.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,133.64	\$0.00	\$0.00	\$0.00	\$1,750.71		
Single Family A - Area 6	40							40	1.00	40.00	2.74%	\$24,682.74	\$617.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$842.09	\$0.00	\$0.00	\$1,459.16		
Single Family B - Area 6	88							88	1.00	88.00	6.02%	\$54,302.03	\$617.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,136.38	\$0.00	\$1,753.45		
Single Family - Area 7	210							210	1.00	210.00	14.36%	\$129,584.40	\$617.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,028.94	\$1,646.01		
	1462	126	184	228	106	198	281	128	1462.00	100.00%	\$902,154.26														

LESS: Polk County Collection Costs (2%) and Early Payment Discounts (4%): (\$54,129.26)

Net Revenue to be Collected \$848,025.00

(1) Reflects the number of total lots with Series 2014, Series 2016, Series 2017 and Series 2019 debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2014, Series 2016, Series 2017, and Series 2019 bond issuances. Annual assessment includes principal, interest, Polk County collection costs and early payment discount costs.

(3) Annual assessment that will appear on November 2023 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

(4) The 1% Property Appraiser fee is now billed separately to the District, therefore it is being incorporated into the general fund budget.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 6

RESOLUTION 2023-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Highland Meadows II Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) (“Budget”) for Fiscal Year 2023-2024, attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Highland Meadows II Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B," and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall

be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Highland Meadows II Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Highland Meadows II Community Development District.

PASSED AND ADOPTED this 17th day of August, 2023.

ATTEST:

**HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

EXHIBIT A

EXHIBIT B

Assessment Roll

*Assessment roll is maintained in the District's official records and is available upon request.
Certain exempt information may be redacted prior to release in compliance with Chapter
119, Florida Statutes*