MINUTES OF MEETING INDEPENDENCE COMMUNITY DEVELOPMENT DISTRICT

An Organizational Meeting of the Independence Community Development District was held on May 3, 2023, immediately following the Landowners Meeting, scheduled to commence at 8:00 a.m., Central Time at the Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230.

Present at the meeting were:

Sophie Sumner Chair
Jason Eaves Vice Chair

Anthony "Tony" Kucera Assistant Secretary

Also present were:

Cindy Cerbone District Manager

Pfil Hunt Wrathell, Hunt and Associates, LLC (WHA)

Katie Buchanan (via telephone)

Kyle Magee (via telephone)

Heath Jenkins

District Counsel

Kutak Rock LLP

District Engineer

Bob Jacobs DR Horton
Joe Everson DR Horton

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 8:05 a.m. Supervisors-Elect Tony Kucera, Jason Eaves and Sophie Sumner, who were just elected at the Landowners' Meeting, were present. Supervisors-Elect Lacy Chatraw and Casey Smith, were not present

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS Administration of Oath of Office to Elected

Board of Supervisors (the following will

also be provided in a separate package)

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Sumner, Mr. Kucera and Mr. Eaves. She provided and reviewed the following items, including explaining the Sunshine Law, public records requests and keeping their personal and CDD files, email communications, etc., separate from each other:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- B. Membership, Obligations and Responsibilities
- C. Chapter 190, Florida Statutes
- D. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
- E. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-01 and recapped the Landowners' Election results, as follows:

Seat 1	Anthony "Tony" Kucera	606 votes	Four-year Term
Seat 2	Jason Eaves	606 votes	Four-year Term
Seat 3	Sophie Sumner	600 votes	Two-year Term
Seat 4	Oleysa "Lacy" Chatraw	600 votes	Two-year Term
Seat 5	Casey Smith	600 votes	Two-year Term

On MOTION by Ms. Sumner and seconded by Mr. Eaves, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-02. Mr. Eaves nominated the following:

Chair Sophie Sumner

Vice Chair Jason Eaves

Secretary Craig Wrathell

Assistant Secretary Tony Kucera

Assistant Secretary Oleysa "Lacy" Chatraw

Assistant Secretary Casey Smith

Assistant Secretary Cindy Cerbone

Treasurer Craig Wrathell

Assistant Treasurer Jeff Pinder

No other nominations were made.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL MATTERS

SIXTH ORDER OF BUSINESS Consideration of the Following Organizational Items:

- A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date
 - Agreement for District Management Services: Wrathell, Hunt and Associates,
 LLC

Ms. Cerbone presented Resolution 2022-03 and the Fee Schedule and Management Agreement.

Ms. Cerbone referred to the Fee Schedule, which reflects a reduced monthly Management Fee of \$2,000 prior the issuance of the first series of bonds.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; and Providing an Effective Date, was adopted.

- B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date
 - Fee Agreement: Kutak Rock LLP

Ms. Buchanan presented Resolution 2023-04 and the Kutak Rock LLP Fee Agreement.

On MOTION by Mr. Eaves and seconded by Mr. Kucera, with all in favor, Resolution 2023-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-05.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, Resolution 2023-05, Designating Katie S. Buchanan, of Kutak Rock LLP, as the Registered Agent and 107 West College Avenue, Tallahassee, Florida 32301 as the Registered Office of the District and Providing for an Effective Date, was adopted.

- D. Resolution 2023-06, Appointing an Interim District Engineer for the Independence Community Development District, Authorizing Its Compensation and Providing for an Effective Date
 - Interim Engineering Services Agreement: Avcon, Inc.

Ms. Cerbone presented Resolution 2023-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Kucera and seconded by Mr. Eaves, with all in favor, Resolution 2023-06, Appointing Avcon, Inc., as Interim District Engineer for the Independence Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim Engineering Services Agreement, was approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Ms. Cerbone presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Ms. Sumner and seconded by Mr. Eaves, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.

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

The Board Members declined compensation.

G. Resolution 2023-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Ms. Cerbone presented Resolution 2023-07. The following change was made:

Section 2: Change "Okaloosa" to "Palm Beach"

On MOTION by Ms. Sumner and seconded by Mr. Eaves, with all in favor, Resolution 2023-07, as amended, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date, was adopted.

H. Resolution 2023-08, Designating the Location of the Local District Records Office and
 Providing an Effective Date

This item was deferred.

- I. Resolution 2023-09, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date
 - Authorization to Obtain General Liability and Public Officers' Insurance

Ms. Cerbone presented Resolution 2023-09.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, Resolution 2023-09, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

J. Resolution 2023-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Ms. Cerbone presented Resolution 2023-10.

On MOTION by Mr. Eaves and seconded by Mr. Kucera, with all in favor, Resolution 2023-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

K. Resolution 2023-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date

Ms. Cerbone presented Resolution 2023-11.

On MOTION by Ms. Sumner and seconded by Mr. Eaves, with all in favor, Resolution 2023-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

L. Resolution 2023-12, Granting the Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related

to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2023-12. This Resolution grants the Chair and the Vice Chair, in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

The following change was made to Resolution 2023-12:

Title and elsewhere, as necessary: Insert "and Vice Chair" after "Chair"

On MOTION by Mr. Kucera and seconded by Mr. Eaves, with all in favor, Resolution 2023-12, as amended to also grant authority to the Vice Chair, Granting the Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

M. Resolution 2023-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-13.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, Resolution 2023-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District and Providing for an Effective Date, was adopted.

N. Authorization of Request for Proposals (RFP) for Annual Audit Services

Ms. Cerbone presented the RFP For Annual Audit Services.

Designation of Board of Supervisors as Audit Committee

On MOTION by Mr. Eaves and seconded by Mr. Kucera, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, was approved.

O. Strange Zone, Inc., Quotation #M23-1012 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Ms. Cerbone presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, Strange Zone, Inc., Quotation #M23-1012 for District Website Design, Maintenance and Domain Web-Site Design Agreement., in the amount of \$1,679.99 for the first year, was approved.

P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Ms. Cerbone presented the ADA Site Compliance proposal.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of \$210, was approved.

- Q. Resolution 2023-14, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - I. Rules of Procedure
 - II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Ms. Cerbone presented Resolution 2023-14 and explained that the Rules of Procedure set forth the processes and procedures by which the CDD functions.

On MOTION by Mr. Eaves and seconded by Mr. Kucera, with all in favor, Resolution 2023-14, to Designate Date, Time and Place of July 11, 2023 at 1:00 p.m., Central Time at the Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

R. Resolution 2023-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

This item was deferred.

S. Resolution 2023-16, Approving the Florida Statewide Mutual Aid Agreement;

Providing for Severability; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-16.

The following change was made to Resolution 2023-16:

Title and elsewhere, as necessary: Change "Duval" to "Okaloosa"

On MOTION by Ms. Sumner and seconded by Mr. Eaves, with all in favor, Resolution 2023-16, as amended, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

T. Stormwater Management Needs Analysis Reporting Requirements

Ms. Cerbone stated CDDs are required to prepare a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed and there is no interim reporting requirement, a Report will be prepared when necessary.

BANKING MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

A. Resolution 2023-17, Designating a Public Depository for Funds of the District and Providing an Effective Date

Ms. Cerbone presented Resolution 2023-17.

On MOTION by Mr. Kucera and seconded by Ms. Sumner, with all in favor, Resolution 2023-17, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2023-18, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Ms. Cerbone presented Resolution 2023-18.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, Resolution 2023-18, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

A. Resolution 2023-19, Approving the Proposed Budgets for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-19 and reviewed the proposed budgets for Fiscal Years 2023 and 2024 and the differences between expenses in each. These budgets will be Landowner/Developer-funded, with expenses funded as they are incurred.

Discussion ensued regarding how the District Engineer should bill to separate bond-related work from general engineering work and they types of work that are considered general CDD work and CDD bond-related work.

On MOTION by Mr. Eaves and seconded by Mr. Kucera, with all in favor, Resolution 2023-19, Approving the Proposed Budgets for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for July 11, 2023 at 1:00 p.m., Central Time at the Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230 and Providing for an Effective Date, was adopted.

B. Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements

Ms. Cerbone presented the Budget Funding Agreements. She noted that the Agreements currently say "Developer" but, once the sale of the property is completed, the Agreements will be modified to say "Landowner.

Funding requests will be sent to Ms. Sumner, with Mr. Jacobs being copied.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements, in substantial form, were approved.

C. Resolution 2023-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

Ms. Cerbone presented Resolution 2023-20.

On MOTION by Mr. Eaves and seconded by Mr. Kucera, with all in favor, Resolution 2023-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

D. Resolution 2023-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-21.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, Resolution 2023-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

E. Resolution 2023-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Ms. Cerbone presented Resolution 2023-22.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, Resolution 2023-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2023-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2023-23.

On MOTION by Mr. Eaves and seconded by Mr. Kucera, with all in favor, Resolution 2023-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2023-24, Adopting an Internal Controls Policy Consistent with Section
 218.33, Florida Statutes; Providing an Effective Date

Ms. Cerbone presented Resolution 2023-24.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, with all in favor, Resolution 2023-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Resolution 2023-25, Authorizing the District Engineer, or Another Individual Designated by the Board of Supervisors, to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2023-25 and read the title.

On MOTION by Mr. Eaves and seconded by Mr. Kucera, with all in favor, Resolution 2023-25, Authorizing the District Engineer, or Another Individual Designated by the Board of Supervisors, to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

I. Consideration of E-Verify Memo with MOU

Ms. Cerbone presented the E-Verify information related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Ms. Sumner and seconded by Mr. Kucera, all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING MATTERS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

A. Bond Financing Team Funding Agreement

This item was deferred.

B. Engagement of Bond Financing Professionals

- I. Underwriter/ Investment Banker: FMSbonds, Inc.
- II. Bond Counsel: Nabors Giblin & Nickerson, P.A.
- III. Trustee, Paying Agent and Registrar: U.S. Bank Trust Company, N.A.

These items were deferred.

C. Resolution 2023-26, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Ms. Cerbone presented Resolution 2023-26. This Resolution is related to placing assessments on the tax bill and utilizing the Tax Collector and Property Appraiser services

On MOTION by Mr. Eaves and seconded by Ms. Sumner, with all in favor, Resolution 2023-26, Designating a Date, Time, and Location of July 11, 2023 at 1:00 p.m., Central Time at the Holiday Inn Express & Suites, 125 Cracker Barrel Road, Crestview, Florida 32536-2230 for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Engineer's Report

This item was deferred.

E. Presentation of Master Special Assessment Methodology Report

This item was deferred.

F. Resolution 2023-27, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

This item was deferred.

G. Resolution 2023-28, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District

Generally Described as the Independence Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes

This item was deferred.

This item was deferred.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): Avcon, Inc.

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

There were no Staff Reports.

The next meeting will be held on July 11, 2023 at 1:00 p.m., Central Time.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Sumner and seconded by Mr. Eaves, with all in favor, the meeting adjourned at 9:46 a.m., Central Time.

Chair/Vice Ch