

MINUTES OF MEETING

**BOGGY BRANCH COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD OF SUPERVISORS' MEETING MINUTES**

Thursday, January 11, 2024 at 11:00 a.m.

14785 Old St. Augustine Road, Suite 3

Jacksonville, FL 32258

Board Members present at roll call in person or via speaker phone:

Kelly White	Chairperson
James Stowers	Vice Chairperson
Andy Hagan	Assistant Secretary
KC Middleton	Assistant Secretary

Also, present in person or via phone:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
Venessa Ripoll	District Manager - PFM Group Consulting LLC	(via phone)
Jorge Jimenez	Asst. District Manager - PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	District Accountant - PFM Group Consulting LLC	(via phone)
Michael Dennis	PFM Financial Consulting	(via phone)
Sete Zare	Underwriter- MBS Capital Markets	(via phone)
Mike Veazey	ICI Homes	
Scott Wild	District Engineer- England-Thims & Miller	(via phone)
Keith Donnelly	Representative from David Weekley Homes	
Nika Hosseini	Representative from Cobb Cole Attorneys at Law	(via phone)
Lo Etienne	BMO	(via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll

The meeting was called to order at 11:01 a.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS

General Business Matters

**Consideration of Minutes of the
December 7, 2023, Board of
Supervisors Meeting**

The Board reviewed the Minutes of the December 7, 2023 Board of Supervisors' Meeting.

ON MOTION by Ms. White, seconded by Mr. Middleton, with all in favor, the Board approved the Minutes of the December 7, 2023 Board of Supervisor's Meeting.

**Consideration of Supplemental
Assessment Methodology, Series
2024A Bonds**

Mr. Dennis reviewed the assessment methodology for the Board. 457 residential units are planned for Phase 2, it will pay approximately \$49,700,000 and \$7,200,000 for the Phase 1 advancement.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board approved the Supplemental Assessment Methodology, Series 2024A Bonds in substantial form.

**Public Hearing on the Imposition
of Special Assessments**

**a) Public Comments and
Testimony**

b) Board Comments

**c) Consideration of Resolution
2024-06, Imposing Special
Assessments**

**a) Form of Second
Supplemental Trust
Indenture**

**b) Form of Contract of
Purchase**

**c) PLOM
d) Form of Continuing
Disclosure Agreement**

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board opened the public hearing.

There were no members of the public present at this time. Ms. Etienne reviewed the resolution for the Board.

ON MOTION by Mr. Hagan, seconded by Ms. White, with all in favor, the Board approved Resolution 2024-06, Imposing Special Assessments.

ON MOTION by Mr. Middleton, seconded by Mr. Stowers, with all in favor, the Board closed the public hearing.

**Ratification of Work Authorization
No. 16 – England, Thims & Miller,
Inc**

ON MOTION by Mr. Stowers, seconded by Mr. Hagan, with all in favor, the Board ratified Work Authorization No. 16 – England, Thims & Miller, Inc.

**Ratification of Requisitions Nos.
220 – 226**

ON MOTION by Mr. Stowers, seconded by Mr. Middleton, with all in favor, the Board ratified Requisitions Nos. 220 – 226.

**Ratification of Payment
Authorizations Nos. 103 – 104**

ON MOTION by Mr. Middleton, seconded by Mr. Stowers, with all in favor, the Board ratified Payment Authorizations Nos. 103 – 104.

**Review of District Financial
Statements**

The Board reviewed the District Financial Statements as of December 31, 2023.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – No report.

District Manager – Ms. Carvalho stated that the special meeting is scheduled for February 2, 2024 at 11:00 a.m.

**Audience Comments and
Supervisors Requests**

Ms. White has a question concerning the O&M billing and if Ryals Creek should be apart of the cost share. Ms Hosseini recommended sending an email to a representative of Ryals Creek concerning the agreement.

FOURTH ORDER OF BUSINESS

Adjournment

There were no additional items to discuss. Ms. Carvalho requested a motion to adjourn.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the January 11, 2024 of Supervisors' Meeting of the Boggy Branch Community Development District was adjourned at 11:20 a.m.



Secretary/Assistant Secretary



Chairperson/Vice Chairperson