

**MINUTES OF MEETING
DEWEY ROBBINS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Dewey Robbins Community Development District was held Wednesday, **March 26, 2025**, at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary
Jason Lonas <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Sarah Sandy	District Counsel, Kutak Rock
Kathy Leo <i>by phone</i>	District Engineer, GAI Engineering
Sara Zare <i>by phone</i>	MBS
Rob Szozda	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called roll. Four Board members were present constituting a quorum. Mr. Lonas joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated only Board and staff are present for the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 23,
2024, Board of Supervisors Meeting**

Mr. Flint presented the minutes from the October 23, 2024, Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

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On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, the Minutes of the October 23, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Financing Related Items

A. Presentation of Final Supplemental Assessment Methodology Report

Mr. Flint stated the Board had seen a preliminary report of this before without pricing, but it has since been priced. He noted the closing is scheduled for next Friday. He stated Table 1 shows the anticipated Development Program for the 2025 Assessment Area with 163 units mixed between 40 and 50-foot lots in Hodges Reserve Phase 1 and 142 units mixed between 40 and 50 foot lots in Hodges Reserve Phase 2. He added Table 2 is the infrastructure cost estimates for the 2025 Project in the total amount of \$18,670,628. Table 3 is the Series 2025 bond sizing that shows the average coupon equaled around 5.71% for a 30-year amortization with a capitalized interest through November 1, 2025 and a debt service reserve of 50% of MADs. Table 4 shows the allocation of benefits. Table 5 is the allocation of total benefit/par debt to each product type. Table 6 is the par debt and annual assessments for each product type. Table 7 is the assessment roll.

Ms. Sandy asked Mr. Flint if the assessed lands receive special benefits from the District's 2025 Project. Mr. Flint stated yes. Ms. Sandy asked are the special assessments reasonable apportioned among the lands subject to them. Mr. Flint answered yes. Ms. Sandy asked if the special benefits the assessed lands receive will be equal to or in excess of the Series 2025 assessments. Mr. Flint stated they will.

B. Presentation of the Master Engineer's Report related to the Series 2025 Project

Ms. Leo presented the Master Engineer's Report related to the Series 2025 Project to the Board. She stated there has not been any changes to the report since the last time the Board had seen it. She noted the Series 2025 Project contain the infrastructure improvements listed for Hodges Reserve Phases 1 & 2.

Ms. Leo stated this report was approved by the Board in March of 2024 and it listed for the entire CDD a total of 815 units and \$52,950,299 in total estimated cost for the Master Project. Ms. Sandy added the report also lists for Hodges Reserve Phases 1 & 2 total anticipated units of 305 and estimates the 2025 Project construction costs to be \$18,670,630. Ms. Sandy asked Ms. Leo if in her professional opinion the costs estimates for the 2025 Project were reasonable and proper.

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Ms. Leo stated yes. Ms. Sandy asked Ms. Leo if she was aware of any reason the District could not carry out the 2025 Project. Ms. Leo answered she did not.

C. Consideration of Resolution 2025-02 Supplemental Assessment Resolution

Mr. Flint presented Resolution 2025-02, Supplemental Assessment Resolution. He stated this will finalize the Series 2025 assessments and bring them down to the level that is reflected in the Supplemental Assessment Methodology. Ms. Sandy added these specific assessments would only be allocated to Hodges Reserve Phase 1 & 2, of which Hodges Reserve phase 2 remains unplatted.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Resolution 2025-02 Supplemental Assessment Resolution, was approved.

D. Consideration of Supplemental Notice of Imposition of Series 2025 Assessments

Mr. Flint stated this will be recorded and approval is included as part of the resolution.

E. Consideration of Forms of Ancillary Documents for Series 2025 Bonds

- i. **Completion Agreement (Series 2025 Bonds- HR Phase 1) Landsea**
- ii. **Completion Agreement (Series 2025 Bonds- HR Phase 2) TLC Hodges Reserve**
- iii. **Collateral Assignment (Series 2025 Bonds- HR Phase 1) MVPD & Landsea**
- iv. **Collateral Assignment (Series 2025 Bonds- HR Phase 1 & 2) TLC Hodges Reserve**
- v. **True-Up Agreement (Series 2025 Bonds- HR Phase 2) TLC Hodges Reserve**
- vi. **Acquisition Agreement (Series 2025 Bonds- HR Phase 2) Landsea**
- vii. **Acquisition Agreement (Series 2025 Bonds- HR Phase 2) TLC Hodges Reserve**
- viii. **Declaration of Consent to Jurisdiction and Imposition of Series 2025 Assessments (HR Phase 1) MVPD**
- ix. **Declaration of Consent to Jurisdiction of the District and Imposition of Series 2025 Assessments (HR Phase 2) TLC Hodges Reserve**

Mr. Flint stated these are issuance documents that are prepared as part of the bond issue that District counsel would like to have approved. Ms. Sandy briefly reviewed each of the documents and stated there were two versions of several of the items because Landsea was developing HR Phase 1 and TLC Hodges Reserve was developing HR Phase 2.

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On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor the Forms of Ancillary Documents for Series 2025 Bonds, were approved.

FIFTH ORDER OF BUSINESS

**Ratification of Non- Disclosure Agreement
with Lake County Property Appraiser**

Mr. Flint stated this is a part of the process to utilize the tax collector.

On MOTION by Mr. Beasley, seconded by Mr. Iorio, with all in favor, the Non-Disclosure Agreement with Lake County Property Appraiser, was ratified

SIXTH ORDER OF BUSINESS

**Ratification of Uniform Collection
Agreement with Lake County Property
Appraiser**

Mr. Flint stated this is related to the use of the tax bill and it is a standard agreement.

On MOTION by Mr. Beasley, seconded by Mr. Iorio, with all in favor, the Uniform Collection Agreement with Lake County Property Appraiser, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

a. Stormwater Ratification Bill O&M Requirements Memo

Ms. Sandy presented the Stormwater Ratification Bill O&M Requirements memo. She offered to take any questions.

B. Engineer

a. 2025 CDD Rate Schedule

Ms. Leo stated there was a rate increase at the beginning of the year that is included in the package for review. She offered to take any questions.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the 2025 CDD Rate Schedule, was approved.

C. District Manager's Report

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i. Balance & Income Sheet

Mr. Flint presented the unaudited financials. He asked for any questions on the financials.

ii. Ratification of Funding Requests No. 7-10

Mr. Flint presented Funding Requests No. 7-10 to the Board.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Funding Requests No 7-10, were ratified.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests


There being no comments, the next item followed.

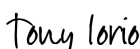
TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked the Board for a motion to adjourn.

On MOTION by Mr. Owen, seconded by Mr. Franklin, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman