

Lowery Hills Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 7, 2024

Board of Supervisors
Lowery Hills Community Development District

Dear Board Members:

The Board of Supervisors of the Lowery Hills Community Development District will hold a Public Hearing and Regular Meeting on August 14, 2024 at 11:00 a.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
 - Administration of Oath of Office (*the following will also be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligation and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2024-22, Appointing and Removing Officers of the District and Providing for an Effective Date
5. Presentation of First Supplemental Engineer's Report
6. Presentation of First Supplemental Special Assessment Methodology Report
7. Consideration of Resolution 2024-23, Authorizing the Issuance of Not Exceeding \$15,000,000 Lowery Hills Community Development District, Special Assessment Bonds, Series 2024 (Assessment Area One) (the "Bonds") to Finance Certain Public Infrastructure Within a Designated Assessment Area Referred to as Assessment Area

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

One Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Previously Approved With Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture Governing The Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary In Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date.

8. Consideration of Resolution 2024-24, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2024 ("Bonds"); Making Certain Additional Findings and Confirming And/or Adopting a Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date
9. Consideration of Forms of Issuer's Counsel Documents
 - A. Collateral Assignment Agreements
 - B. Completion Agreement
 - C. Declaration of Consent
 - D. Disclosure of Public Finance
 - E. Notice of Special Assessments
 - F. True Up Agreement
10. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - Proof/Affidavit of Publication

- Consideration of Resolution 2024-25, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

11. Consideration of Fiscal Year 2024/2025 Budget Funding Agreement
12. Consideration of Resolution 2024-24, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
13. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
14. Consideration of Resolution 2024-13, Designating the Location of the Local District Records Office and Providing an Effective Date
15. Acceptance of Unaudited Financial Statements as of April 30, 2024
16. Approval of April 3, 2024 Regular Meeting Minutes
17. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Stephens Barrios Engineering*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 11, 2024 at 1:30 PM

○ QUORUM CHECK

SEAT 1	CANDICE BAIN	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 2	BILL FIFE	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 3	OWEN BUDORICK	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 4	BARON WOODARD	☐	IN-PERSON	☐	PHONE	☐	NO
SEAT 5		☐	IN-PERSON	☐	PHONE	☐	NO

18. Board Members' Comments/Requests
19. Public Comments
20. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres at (904) 295-5714.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157