

**MINUTES OF MEETING
NARCOOSSEE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Narcoossee Community Development District was held Tuesday, **September 27, 2022** at 3:00 p.m. at the Offices of GMS-CF, LLC, 6200 Lee Vista Boulevard, Suite 300, Orlando, Florida.

Present and constituting a quorum were:

Jeffrey Smyk	Chairman
Steve Giercyk	Vice Chairman
James Gregoire <i>by phone</i>	Assistant Secretary
Peter Wong	Assistant Secretary
Kenneth Turner	Assistant Secretary

Also present were:

Jason Showe	District Manager
Meredith Hammock <i>by phone</i>	District Attorney
Rey Malave <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Rhonda Mossing <i>by phone</i>	MBS Capital Markets

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 26, 2022 Meeting

On MOTION by Mr. Giercyk seconded by Mr. Turner with all in favor the minutes of the July 26, 2022 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS**Series 2013A Bonds Presentation MBS
Capital Markets, LLC**

Ms. Mossing stated provided in your agenda package is a presentation we prepared with regard to the bonds that are outstanding. As the prior underwriters to the district we continuously monitor the bonds that have been issued, because most of them have a call protection date of approximately 10-years after the issuance date and that is to keep the bonds from being refunded during that 10-years and that protects the bondholders. After the 10-years it presumes the district is reaching or at buildout of the community and the bonds can be refunded for a lower interest rate because they could potentially be credit worthy and able to get a bond rating. We asked Jason if the board would be interested in allowing us to run some refunding numbers to bring back to the board to let you know whether there is a potential for refunding and savings that will result in lower annual assessments to the residents. The presentation will show you that the rates this year have varied from a low in January of 1.49% on the Municipal Market Data for AAA rates bonds up to at the end of August of 3.26%. Today, new money bonds the districts that are undeveloped are issuing are trading at about 200 basis points over the MMD scale based on August 20th MMD at 3.26% the average interest rate would be 5.26%.

Mr. Wong stated the chart shows a 30-year rate. If we are going to refinance, are we going with a 30-year or 10-year?

Ms. Mossing stated this is just a chart I'm showing you for a typical 30-year MMD scale and you would not be extending the maturity of your bonds, it would remain exactly the same and we would look to the MMD scale for the maturity date, which is 2033. It won't be 200 basis points over the MMD because you are developed now, but it would probably be in the neighborhood of about 150 basis points over the MMD, which in today's market is still not really good for a refunding but we are hopeful that by the time these bonds can be refunded, which would be in February of next year that the market will have improved and we will continue to monitor it and run rates and bring those back to you and advise you of potential savings. As I indicated to Jason before and you today, the market today is not fit for a refunding, but we are asking the board to allow us to continue to monitor it between now and when the bonds can be refunded in February to bring back to you potential savings should the market improve.

Mr. Wong stated there is no financial commitment on the board's part for you to continue to monitor and the market.

FIFTH ORDER OF BUSINESS

**Agreement for Underwriting Services – MBS
Capital Markets, LLC**

On MOTION by Mr. Smyk seconded by Mr. Giercyk with all in favor the agreement with MBS Capital Markets, LLC for the series 2022 Bonds was approved.

SIXTH ORDER OF BUSINESS

Discussion of Landscaping Services

Mr. Scheerer stated we did a bid earlier in the year, the bids were thrown out and we stayed with Down to Earth. They are still struggling to perform in my opinion the contract services. We meet with them every week and go over the same things every week. Most of it is detail and some mowing issues. They seem to do not too bad at Nona Crest and Nona Preserve for the most part, but they are hit and miss on Dowden Road, which is our biggest frontage area. I want to see how the board felt about the landscape contract. We are still paying \$98,000 a year. We put \$201,000 in the upcoming budget. I don't think we can utilize any of the previous bids because those were all thrown out. I know Down to Earth is going to approach me at some point with a cost increase. I have been very blunt and upfront that you have four or five guys out there supposedly doing the work now and you can't keep up, what is me giving you more money going to do in the future. They have had issues with employees. At some point we are going to ask to make a change.

Mr. Gregoire asked is there anything in the contract that would allow us to set up an incentive plan both negative and positive based on performance?

Mr. Showe stated not under the current contract.

Mr. Gregoire asked why don't we invite the owners to the next meeting so we can voice our concerns face to face?

Mr. Scheerer stated I have been trying to set up a meeting with the head of the honchos for about a month but that is something we can do. I have voiced by concerns to branch manager and I'm trying to get to the regional vice president. I have already made that call, he has not returned any of my calls or meeting.

Mr. Turner asked have you sent them a letter saying they are underperforming?

Mr. Scheerer stated I have sent a handful of emails that says you are not fulfilling the terms of your contract to our satisfaction. They are missing some areas. Their biggest issue is they are not getting the detail done.

Mr. Showe stated we are on a month-to-month basis because we didn't want to renew the contract when we are dissatisfied with their service. Does the board want to go through the RFP process again?

Mr. Gregoire stated I recommend that we go forward with something in writing from the CDD expressing our concerns and dissatisfaction with their performance and pursue a new RFP and be done with Down to Earth.

On MOTION by Mr. Gregoire seconded by Mr. Smyk with all in favor staff was authorized to write a letter to Down to Earth expressing dissatisfaction with the service and invite them to attend the November meeting to address the board and issue an RFP for landscape maintenance services to be presented to the board at their November meeting.

Mr. Scheerer stated Steve had touched base with me about the buffer areas on either side of Dowden Road. It was discussed at a previous meeting about trimming the trees in that area, they are problematic and hang over and the first initial request was a 12" cutback off the sidewalk then a 24" cutback then the request for 36" was made and denied. One of the things we stated when we were going to undergo this project was we will cut back up to 24" where allowable because if you have never been there, that thing drops off severely into a drainage swale. We met with Down to Earth, a company called Briggs Tree Service a very reputable tree service. They initially cut everything back as far as they could. We had a follow-up meeting with Briggs because there were concerns, they left some thick stumps at the bottom that I felt would continue to protrude out and those were cut back as well. With the amount of space we have between the sidewalk and the drop off we may be anywhere between 8" and 22". We will see how quickly it grows back, see how often we need to do it and that may be something we need to do professionally because we have tried for years to get the landscape provider to come in there and it is not getting done on a consistent basis. I recommend we look at it again in 6-months and if it needs to get done, we will bring them back out and have them recut everything and try to maintain it that way going forward.

Mr. Showe stated if it is something that needs to be done twice a year, we will add it to the budget as an overall maintenance item.

Mr. Giercyk asked are there options other than having someone go in there and clean it up?

Mr. Scheerer stated it is a buffer area and someone from Rey’s environmental team will have to answer that. There is a buffer area there for a reason. It is mostly wax myrtles and odds and ends trees and stuff like that. I don’t know that we can spray that because if we kill it off we are going to be right back to square one.

Mr. Giercyk stated that is the point, we don’t want to kill the wax myrtles and the other trees, but can we keep the underbrush clean.

Mr. Scheerer stated there are some grasses growing back in there and we can chemically take care of those. I already talked to the guys about that.

Mr. Malave stated we have to be careful we don’t invade into the wetlands.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Turner seconded by Mr. Wong with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Scheerer stated I will be in the field in the morning. I was through everything east of the turnpike yesterday. My phone is on as long as AT&T doesn’t lose tower signal, if something happens send me a text and if we can safely navigate the roads, we will be out almost immediately after the hurricane passes.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date – November 29, 2022

On MOTION by Mr. Smyk seconded by Mr. Giercyk with all in favor the meeting adjourned at 3:50 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman