



**PRINCIPAL ONE
COMMUNITY DEVELOPMENT
DISTRICT**

**DUVAL COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 10, 2023
6:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.principalonecdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT
 Clubhouse of IL Villagio
 9745 Touchton Road
 Jacksonville, Florida 32246
REGULAR BOARD MEETING & PUBLIC HEARING
 August 10, 2023
 6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items not on the Agenda
- F. Approval of Minutes
 - 1. March 1, 2023 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Association’s Maintenance Agreement Amendment Request.....Page 5
 - 2. Accept and Receive Annual Engineer’s Report.....Page 29
 - 3. Discussion Regarding Supervisor Ethics Training Requirement for 2024
 - 4. Consider Resolution No. 2023-02 – Resetting Public Hearing Date to Adopt Fiscal Year 2023/2024 Final Budget.....Page 34
 - 5. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Meeting Schedule.....Page 35
 - 6. Consider Resolution No. 2023-04 – Adopting a Records Retention Policy.....Page 37
- I. Public Hearing
 - 1. Proof of Publication.....Page 41
 - 2. Receive Public Comments on Adopting a Fiscal Year 2023/2024 Final Budget
 - 3. Consider Resolution No. 2023-05 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 42
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn

Miscellaneous Public Notices 23-04677D

Notice of Public Hearing and Regular Board Meeting of the Principal One Community Development District

The Board of Supervisors of the Principal One Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on August 10, 2023, at 6:00 p.m., or as soon thereafter as the meeting can be heard, at the Clubhouse of IL Villagio located at 9745 Touchton Road, Jacksonville, Florida 32246.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2023/2024 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida, 33410 during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922, and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Principal One Community
Development District
www.principalonecdd.org
Jul. 20/27 (23-04677D)

**PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 1, 2023**

A. CALL TO ORDER

District Manager Jason Pierman called the March 1, 2023, Regular Board Meeting of the Principal One Community Development District (the “District”) to order at 6:01 p.m. in the Clubhouse of Il Villagio located at 9745 Touchton Road, Jacksonville, Florida 32246.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in the *Jacksonville Daily Record* on September 22, 2022, as part of the District’s Fiscal Year 2022/2023 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of Chairperson Michelle Hepke, Vice Chairman Brian Hepke and Supervisor Victoria Shirk constituted a quorum and it was in order to proceed with the meeting.

Also present was District Manager Jason Pierman of Special District Services, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Pierman explained that he had received correspondence from the Il Villagio interim manager notifying the District that they intend to cancel and renegotiate the maintenance agreement. The item will be discussed under New Business.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. November 16, 2022, Regular Board Meeting

Mr. Pierman presented the minutes of the November 16, 2022, Regular Board Meeting and asked if there were any changes/corrections.

Mr. Pierman noted that the minutes in the meeting book had been updated to include Mr. Hepke’s appointment to Seat 3.

A **motion** was then made by Mr. Hepke, seconded by Mrs. Hepke Macy and passed unanimously approving the minutes of the November 16, 2022 Regular Board Meeting, as amended.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Discussion Regarding Il Villagio Association Correspondence

Mr. Pierman distributed copies of the letter from the Association, notifying the District of their intent to cancel and renegotiate the maintenance agreement. He noted that he had spoken with Ms. Nadel, who is the interim Association manager. Following discussion, Mr. Pierman explained that, because the Board was about to consider the proposed budget for next year, they should add a maintenance line item to cover the cost of maintaining the areas that the Association may no longer maintain, should they cancel the agreement outright. It was noted that the electric meters and irrigation are commingled, so the Association would have to have those items separated, should they terminate the agreement.

2. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget

Resolution No. 2023-01 was presented, entitled:

RESOLUTION NO. 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

Following discussion, the Board agreed to include a \$75,000 line item for potential maintenance costs, due to the Association’s potential cancellation of the agreement. It was noted that the Board does not yet know actual costs, but they need to plan for the possibility that the District will take on all District maintenance that the Association is currently handling under the agreement.

A **motion** was made by Mr. Hepke, seconded by Ms. Shirk and unanimously passed adopting Resolution No. 2023-01, amended to include a \$75,000 line item for potential maintenance costs, due to the Association’s maintenance agreement cancellation.

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

J. BOARD MEMBER COMMENTS

There were no further Board Member comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Hepke, seconded by Ms. Shirk and unanimously passed adjourning the meeting at 6:38 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

AMENDMENT TO THE MAINTENANCE AGREEMENT BETWEEN PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT AND IL VILLAGIO COMMUNITY ASSOCIATION, INC.,

THIS AMENDMENT TO THE MAINTENANCE AGREEMENT BETWEEN PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT AND IL VILLAGIO COMMUNITY ASSOCIATION, INC., is made effective _____, 2023, by **PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government pursuant to Chapter 190, Florida Statutes, and located in the City of Jacksonville, Duval County, Florida, whose mailing address is c/o Special District Services, Inc., 11000 Prosperity Farms Road, Suite 104, Palm Beach Gardens, Florida 33410 (hereinafter referred to as the “District”) and **IL VILLAGIO CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose mailing address is 9745 Touchton Road, Jacksonville, FL 32246, (hereinafter referred to as the “Association”). (The District and the Association are hereafter referred to individually as a “Party” or collectively as the “Parties”.)

RECITALS

WHEREAS, the Parties had entered into that certain Maintenance Agreement Between Principal One Community Development District and Il Villagio Community Association, Inc., (hereinafter referred to as “the Agreement”), recorded at Official Records Book 12935, Page 44, of the Official Records of Duval County, Florida, on October 21, 2005; and

WHEREAS, pursuant to Section 16 of the Agreement either Part may terminate the Agreement on October 1st of any subsequent year; and

WHEREAS, the Parties wish to continue their contractual relationship under the Agreement, except as modified herein; and

NOW, THEREFORE, in consideration of the promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Amendment to Section 5:

Section 5(A) of the Agreement is amended to read as follows:

Section 5. Maintenance Standards.

(A) The Maintenance Standards are attached hereto and incorporated herein as attached Exhibit “C.” Notwithstanding, the Landscape Maintenance Standards found in Section 3.1 of Exhibit C shall be replaced by new Landscape Maintenance Standards jointly promulgated and adopted by the Association and the Deerwood Park North Owners’ Association, Inc., (“Deerwood Association”). The Maintenance Standards may be changed or modified from time to time by the joint resolution of the Association and the Deerwood Association without the necessity of amending the Agreement.

2. Amendment to Section 7.

Section 7(A) of the Agreement is amended to read as follows:

(A) As long as this Agreement shall remain in effect, the Association shall be responsible for performing the Maintenance Services described in Exhibit “C” of the Agreement, as amended from time to time by mutual agreement, and the District shall reimburse the Association for the costs associated with such performance, including, but not limited to, the administrative and management costs associated with the performance of the Association’s duties under the Agreement.

3. Amendment to Section 9.

Section 9 of the Agreement is amended to read as follows:

Section 9. Payment of Assessments Due and Owing to Deerwood Park North Owners’ Association, Inc. The Parties acknowledge that the Property may be subject to annual special and other assessments imposed by the Deerwood Association pursuant to those certain “Protective Covenants of Deerwood Park North” recorded in Official Record Book 7181, Page 690, as amended, Official Records of Duval County, Florida. The District agrees that it shall reimburse the Association the cost of these assessments on a quarterly basis and within ten (10) days of being provided an invoice for same by the Association.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Parties have caused this instrument to be executed under seal this ____ day of May 2023.

Signed, sealed and delivered
in the presence of:

Il Villagio Community Association, Inc., a Florida
not-for-profit corporation

(Print Name)

By: _____
Daniel Fetahovic

(Print Name)

Title: President

STATE OF FLORIDA)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of May 2023, by Daniel Fetahovic, the President of **Il Villagio Community Association, Inc.**, a Florida corporation, on behalf of the company.

_____)

(Print Name _____)

Personally Known _____
or Produced I.D. _____
[check one of the above]
Type of Identification Produced

Signed, sealed and delivered
in the presence of:

Principal One Community Development District,,
a local unit of special purpose government

(Print Name)

By: _____

(Print Name)

Title:

STATE OF FLORIDA)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of May 2023, by
_____, the _____ of Principal
One Community Development District, a local unit of special purpose government.

_____)

(Print Name _____)

Personally Known _____
or Produced I.D. _____

[check one of the above]
Type of Identification Produced

From: [George Vancore](#)
To: [Jason Pierman](#); [Daniel Fetahovic](#)
Cc: [Laura Nadel](#); [Frank Palen \(palen@caldwellpacetti.com\)](#); [Mary Webster](#); [Chase Mills](#); [Anthony Paris](#)
Subject: Re: Il Villagio & CDD Amendment
Date: Thursday, July 13, 2023 3:59:11 PM
Attachments: [Il Villagio - 6-1-23 - GreenWay Landscape Contract.pdf](#)
[Il Villagio - Lake Management.pdf](#)
[Il Villagio - Jan 23 JEA Invoice.pdf](#)
[Il Villagio - Feb 23 JEA Invoice.pdf](#)
[Il Villagio - Mar 23 JEA Invoice.pdf](#)

Hi Jason, Please see the attached and the calculation break out included.

These are the directions Daniel provided and how we calculated the charted numbers.

the CDD maintainable area is:
1.41 Acres for the front "A" -
1.48 Lake Size West "B" - 1.69 = 0.21
1.07 Lake Size East "C" - 1.93 = 0.86

total area under active management = 2.48 Acres + 100% of the lake management contract.

Total Il Villagio Area 56.23 - conservation 33.61 = total area under management including asphalt roads = 22.62
outer asphalt 21.94 - 6.12 inner asphalt east - 5.56 inner asphalt west = 10.26 of asphalt area
amenity center - 1.01
22.62 total area of il villagio including amenity center - amenity center 1.01 - 10.26 of approximate roads and asphalt = 11.35 of managed area

Il villagio - 11.35
CDD - 2.48
Total managed area - 13.83
CDD proportion of total landscaping costs 2.48/13.83 = 18%

18% of total yearly landscaping costs, including sprinklers and plantings
PLUS
15% of FSR Management costs
PLUS
actual lake maintenance contracts
PLUS
Utilities = 18% Irrigation Only
PLUS
18% of Liability Insurance

Do not Include PUD costs or Gate Attendant Costs or amenity center costs.

Please let me know if you have any questions. Thank you.

Thanks, George

GEORGE VANCORE III
LCAM
Direct 904.646.9951

From: Jason Pierman <JPierman@sdsinc.org>
Sent: Thursday, July 13, 2023 10:29 AM
To: Daniel Fetahovic <danielvillagio@gmail.com>
Cc: George Vancore <George.Vancore@fsresidential.com>; Laura Nadel <Laura.Nadel@fsresidential.com>; Frank Palen (palen@caldwellpacetti.com) <palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@flcalegal.com>; Anthony Paris <aparis@flcalegal.com>
Subject: RE: Il Villagio & CDD Amendment

Daniel,

I can present what you sent over. However, my goal is to find a happy compromise to which the CDD Bord may be able to agree. The Board must set assessment amounts at the August 10th meeting, so whatever suggestions and information we have going into that meeting is all we have. There is no changing the amount after that meeting. I am very confident that the Board will not agree to all of this, especially the Management fee, as this is a fee that residents are already paying through Association dues and will continue to pay with or without an agreement. It would be a double charge to residents.

I was hoping to have some more conversations about this before I left for vacation (today), but unfortunately, I only received the information this week, and am still awaiting the backup, as requested on our June 16th call. I return on July 31st and will review any additional information you can send over so that we may have another call before the CDD meeting.

Thank you,

Jason Pierman
Management Director
Special District Services, Inc.
(561) 630-4922
www.sdsinc.org

From: Daniel Fetahovic <danielvillagio@gmail.com>

Sent: Wednesday, July 12, 2023 9:11 PM
To: Jason Pierman <JPierman@sdsinc.org>
Cc: George Vancore <George.Vancore@fsresidential.com>; Laura Nadel <Laura.Nadel@fsresidential.com>; Frank Palen (palen@caldwellpacetti.com) <palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@flcalegal.com>; Anthony Paris <aparis@flcalegal.com>
Subject: Re: Il Villagio & CDD Amendment

Hi george;
Please send Jason the complete package including the landscaping calculations i prepared and sent to you. Please include all attachments as well as the contracts.

Jason, please present the board with our proposal. It is presumptuous to assume what the CDD board will decide.

Sent from my iPhone

On Jul 12, 2023, at 12:10 PM, Jason Pierman <JPierman@sdsinc.org> wrote:

George,

Thank you for sending this over. Any backup/math that you can provide would be very helpful. The lake maintenance seems in line, but the landscape maintenance seems very high. The estimates I got (albeit very preliminary and very ballparked) were under \$10k per year for the CDD's areas. The CDD has insurance already, so there wouldn't be a need to cover the Association's. You could presumably drop your coverage of those areas. And we'll need justification for management costs... this would be doubling what the CDD pays for management, to which the Board is highly unlikely agree. Additionally, residents are already paying your management costs through their Association dues, regardless of the CDD/Association agreement... would this not be double-dipping??

Thank you,

Jason Pierman
Management Director
Special District Services, Inc.
(561) 630-4922
www.sdsinc.org

From: George Vancore <George.Vancore@fsresidential.com>
Sent: Monday, July 10, 2023 1:01 PM
To: Jason Pierman <JPierman@sdsinc.org>; Daniel Fetahovic <danielvillagio@gmail.com>
Cc: Laura Nadel <Laura.Nadel@fsresidential.com>; Frank Palen (palen@caldwellpacetti.com) <palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@flcalegal.com>; Anthony Paris <aparis@flcalegal.com>
Subject: Re: Il Villagio & CDD Amendment

Hi Jason, Have included a break down of each cost center for the board and your review.

Service	Monthly Cost	Yearly Estimate	Percent	Totals	Total Monthly
Landscaping	\$9,425.00	\$113,100.00	18%	\$20,358.00	\$1,696.50
Lake Maintenance	\$163.49	\$1,961.88	-	\$1,961.88	\$163.49
Irrigation	\$3,003.45	\$36,041.36	18%	\$6,487.44	\$540.62
Management	\$15,376.60	\$184,519.18	15%	\$27,677.88	\$2,306.49
Insurance	-	\$32,356.18	18%	\$5,824.11	\$485.34
Total	\$27,968.54	\$367,978.60	-	\$62,309.31	\$5,192.44

- The management and irrigation are estimates based off the 1st quarter average monthly cost.
- The Landscaping is based off the new contract.
- The insurance is for liability only as requested.
- The Total Monthly column is the 2023 monthly projection per line item.

If you would like invoices to back these numbers up I can provide those to you.

Please let me know if you have any questions. Thank you.

Thanks, George

GEORGE VANCORE III
LCAM
Direct 904.646.9951

From: Jason Pierman <JPierman@sdsinc.org>
Sent: Thursday, July 6, 2023 1:05 PM
To: Daniel Fetahovic <danielvillagio@gmail.com>
Cc: George Vancore <George.Vancore@fsresidential.com>; Laura Nadel <Laura.Nadel@fsresidential.com>; Frank Palen (palen@caldwellpacetti.com)

<palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@flcalegal.com>; Anthony Paris <aparis@flcalegal.com>
Subject: RE: Il Villagio & CDD Amendment

Just following up. Thanks!

Thank you,

Jason Pierman
Management Director
Special District Services, Inc.
(561) 630-4922
www.sdsinc.org

From: Daniel Fetahovic <danilvillagio@gmail.com>
Sent: Friday, June 30, 2023 12:19 PM
To: Jason Pierman <JPierman@sdsinc.org>
Cc: George Vancore <George.Vancore@fsresidential.com>; Laura Nadel <Laura.Nadel@fsresidential.com>; Frank Palen (palen@caldwellpacetti.com) <palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@flcalegal.com>; Anthony Paris <aparis@flcalegal.com>
Subject: Re: Il Villagio & CDD Amendment

George,
Please try to get this meter nailed down today.
Daniel

Sent from my iPhone

On Jun 29, 2023, at 4:00 PM, Jason Pierman <JPierman@sdsinc.org> wrote:

Thanks, George. Our next meeting is August 10th. However, I will be out of the office from July 13 though the 29th, so I would like to get this as wrapped up as possible before I leave.

Thank you,

Jason Pierman
Management Director
Special District Services, Inc.
(561) 630-4922
www.sdsinc.org

From: George Vancore <George.Vancore@fsresidential.com>
Sent: Thursday, June 29, 2023 3:58 PM
To: Jason Pierman <JPierman@sdsinc.org>; Daniel Fetahovic <danilvillagio@gmail.com>
Cc: Laura Nadel <Laura.Nadel@fsresidential.com>; Frank Palen (palen@caldwellpacetti.com) <palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@flcalegal.com>; Anthony Paris <aparis@flcalegal.com>
Subject: Re: Il Villagio & CDD Amendment

Hi Jason, We are putting them together, the only thing left is the water usage for the area directly outside the wall of the community. When is the next meeting scheduled as we would like to get this to you well in advance. Please let me know if you have any questions. Thank you for the help.

Thanks, George

GEORGE VANCORE III
LCAM
Direct 904.646.9951

From: Jason Pierman <JPierman@sdsinc.org>
Sent: Thursday, June 29, 2023 3:45 PM
To: Daniel Fetahovic <danilvillagio@gmail.com>
Cc: George Vancore <George.Vancore@fsresidential.com>; Laura Nadel <Laura.Nadel@fsresidential.com>; Frank Palen (palen@caldwellpacetti.com) <palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@flcalegal.com>; Anthony Paris <aparis@flcalegal.com>
Subject: RE: Il Villagio & CDD Amendment

Daniel,

Following up on our call... I have not received any numbers from Il Villagio for the CDD Board to consider. Can you please send them over so I can distribute them to the Board? Thanks!

Thank you,

Jason Pierman

Management Director
Special District Services, Inc.
(561) 630-4922
www.sdsinc.org

From: Daniel Fetahovic <danielvillagio@gmail.com>
Sent: Wednesday, June 14, 2023 6:13 PM
To: Jason Pierman <JPierman@sdsinc.org>
Cc: George Vancore <George.Vancore@fsresidential.com>; Laura Nadel <Laura.Nadel@fsresidential.com>; Frank Palen <palen@caldwellpacetti.com> <palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@fcalegal.com>; Anthony Paris <aparjis@fcalegal.com>
Subject: Re: Il Villagio & CDD Amendment

I'll make sure i am available. Lets have the respective attorneys on as well. I am interested to hear their perspective.

Chase/ Anthony, please let me know if you are available to join. Please consult with Mike if he is more familiar with the underlying title and history / makeup of the property.

Daniel

Sent from my iPhone

On Jun 14, 2023, at 1:03 PM, Jason Pierman <JPierman@sdsinc.org> wrote:

Hi Daniel,

Our attorney has confirmed that the CDD cannot agree to any of the proposed amendments. Are you available this Friday at 11:00 for a call?

Concerning the quorum issue... we currently only have three Supervisors on the CDD Board. We had four, but two resigned, and the Board appointed a third. To be on the Board, you must be registered to vote within the CDD. Any registered voter can qualify to run for a CDD seat during the qualifying period in June prior to the November General Election. When we have vacancies, the existing Board Members can appoint a registered voter to the vacant seat. There is no requirement to have a full Board, but it does make it easier for establishing quorums, since we need a minimum of three to do business. The Supervisor of Elections keeps track of who is on CDD Boards, but isn't otherwise involved other than running the General Election process.

Thank you,

Jason Pierman
Management Director
Special District Services, Inc.
(561) 630-4922
www.sdsinc.org

From: Daniel Fetahovic <danielvillagio@gmail.com>
Sent: Wednesday, June 14, 2023 8:29 AM
To: Jason Pierman <JPierman@sdsinc.org>
Cc: George Vancore <George.Vancore@fsresidential.com>; Laura Nadel <Laura.Nadel@fsresidential.com>; Frank Palen <palen@caldwellpacetti.com> <palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@fcalegal.com>; Anthony Paris <aparjis@fcalegal.com>
Subject: Re: Il Villagio & CDD Amendment

Good morning Jason,
has there been any movement on this from your end and the CDD's attorney review? I would like to have something to present at the July meeting.

Additionally, the lack of quorum for the CDD is concerning and I noticed that the board is not a complete board. What is the process of appointment to the board? Has the Supervisor of Elections office been notified of the vacancies?

In any case, please propose a time that works with you and the attorneys so we can coordinate a call on our end.
-Daniel

On Mon, Jun 5, 2023 at 4:07 PM Jason Pierman <JPierman@sdsinc.org> wrote:

Daniel,

Thanks for the response. Let me know when you time to discuss. On a separate note, it looks like we will have to postpone Wednesday's meeting because we don't have a quorum... so we have a little more time to figure this out.

Thank you,

Jason Pierman
Management Director
Special District Services, Inc.
(561) 630-4922
www.sdsinc.org

From: Daniel Fetahovic <danilvillagio@gmail.com>
Sent: Monday, June 5, 2023 3:36 PM
To: Jason Pierman <JPierman@sdsinc.org>
Cc: George Vancore <George.Vancore@fsresidential.com>; Laura Nadel <Laura.Nadel@fsresidential.com>; Frank Palen <palen@caldwellpacetti.com> <palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@fcalegal.com>; Anthony Paris <aparis@fcalegal.com>
Subject: Re: Il Villagio & CDD Amendment

Jason, thanks for the update. As discussed, please provide alternative suggested language to the Addendum via Tracked Changes and we will have our attorneys address.

On the topic of PUD fees, the association's view is that the PUD fees are a tax and as such should be collected and paid by the taxing authority, the CDD. Additionally, since CDD property de facto abuts touchton road, we believe the PUD fees are to be paid by the CDD.

Please let me know how you would like to proceed. I am available for a call if you prefer to discuss.
_Daniel

On Fri, Jun 2, 2023 at 12:03 PM Jason Pierman <JPierman@sdsinc.org> wrote:

Thanks, George. I just called the Deerwood Park PUD at the number listed on the bill. It was explained that the bill is for common areas in front of the community, and that it should be looked at as a Master Association to the Il Villagio Association. I explained the situation and was told that the CDD has nothing to do with the PUD. Because the CDD does not have an interest in the PUD's services, the CDD cannot fund any portion of that bill.

Thank you,

Jason Pierman
Management Director
Special District Services, Inc.
(561) 630-4922
www.sdsinc.org

From: George Vancore <George.Vancore@fsresidential.com>
Sent: Friday, June 2, 2023 11:30 AM
To: Laura Nadel <Laura.Nadel@fsresidential.com>; Jason Pierman <JPierman@sdsinc.org>
Cc: Daniel Fetahovic <danilvillagio@gmail.com>; Frank Palen <palen@caldwellpacetti.com> <palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@fcalegal.com>; Anthony Paris <aparis@fcalegal.com>
Subject: Re: Il Villagio & CDD Amendment

Hello All, Please see the most recent invoice attached, and let me know if you need anything else for this. Thank you.

Thanks, George

GEORGE VANCORE III
LCAM
Direct 904.646.9951

From: Laura Nadel <Laura.Nadel@fsresidential.com>
Sent: Friday, June 2, 2023 10:55 AM
To: Jason Pierman <JPierman@sdsinc.org>
Cc: Daniel Fetahovic <danilvillagio@gmail.com>; George Vancore <George.Vancore@fsresidential.com>; Frank Palen <palen@caldwellpacetti.com> <palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@fcalegal.com>; Anthony Paris <aparis@fcalegal.com>
Subject: Re: Il Villagio & CDD Amendment

George please pull up the Deerwood PUD invoice from avid and send over

Regards

Laura M Nadel
Regional Director

Please excuse any typos - sent from my cellphone

On Jun 2, 2023, at 10:53 AM, Jason Pierman <JPierman@sdsinc.org> wrote:

Hi Daniel,

Following up on this, as I have not heard back. The CDD's meeting is Wednesday, and the Board will need information to make any decision. To recap:

1. The CDD cannot fund the PUD fees unless they are specifically billed to CDD-owned property. If you can provide that bill, the Board can consider it. However, they can't pay Il Villagio's entire bill. If there are CDD-specific fees and the Board agrees to take them on, the outcome would simply be a shift of that payment... CDD assessment would go up and HOA fees should go down.
2. In order for the Board to even consider funding maintenance that the Association was providing, the Board needs a budget. Additionally, the CDD would only be able to reimburse invoices, not Association administrative fees. Again, the end result would simply be a shift in who makes the payment... the residents still foot the bill.
3. The CDD cannot give away its maintenance oversight of CDD-owned improvements. The Board can consider different maintenance standards, but they need to know what those are.

As it stands right now, the agreement has been cancelled for next FY, which means that the CDD needs to increase assessments to take over ALL of the maintenance that was covered in the agreement, including lake maintenance, lake bank mowing, perimeter wall maintenance, and perimeter landscape maintenance. Additionally, the irrigation water and electric that is used for the perimeter wall and landscaping will need to be split out so the CDD can pay for those. I don't think that there are separate meters, so the Association will need to have meters installed to split off those services. As you can imagine, having separate crews to maintain these items will likely cost homeowners significantly more than having it under one umbrella.

Again, the CDD meeting is Wednesday, so time is of the essence. The Board cannot agree to the proposed revisions, and without more information, they can't even begin to consider alternatives. It is my hope that some understanding can be reached, as cancelling the agreement outright, which is where it looks like we're heading, is not in the best interest of community.

Thank you,

Jason Pierman
Management Director
Special District Services, Inc.
(561) 630-4922
www.sdsinc.org

From: Jason Pierman
Sent: Wednesday, May 24, 2023 11:17 AM
To: Daniel Fetahovic <danielvillagio@gmail.com>
Cc: Laura Nadel <Laura.Nadel@fsresidential.com>; George Vancore <George.Vancore@fsresidential.com>; Frank Palen (palen@caldwellpacetti.com) <palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@flcalegal.com>; Anthony Paris <aparis@flcalegal.com>
Subject: RE: Il Villagio & CDD Amendment

Daniel,

My understand of why Section 9 was added was, at the request of the developer, to memorialize that those payments were going to be made by the Association... not that the CDD was assigning the payment. Not to split hairs, but I think the Association actually pre-dates the CDD by about a month. If we can get the invoice, maybe that will help us figure this out.

Just so they don't get lost on the email thread, can you please also send me the below items:

1. PUD's maintenance requirements/standards for the CDD Board to review
2. Cost of maintenance done on CDD-owned improvements (The CDD could potentially reimburse invoices, but they need amounts to consider.)
3. Is the Association planning on reducing fees to offset the CDD increase to residents? The last thing we want is to assess residents more than we need to.

Thank you,

Jason Pierman
Management Director
Special District Services, Inc.
(561) 630-4922
www.sdsinc.org

From: Daniel Fetahovic <danilvillagio@gmail.com>
Sent: Wednesday, May 24, 2023 10:09 AM
To: Jason Pierman <JPierman@sdsinc.org>
Cc: Laura Nadel <Laura.Nadel@fsresidential.com>; George Vancore <George.Vancore@fsresidential.com>; Frank Palen (palen@caldwellpacetti.com) <palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@fcalegal.com>; Anthony Paris <aparis@fcalegal.com>
Subject: Re: Il Villagio & CDD Amendment

Jason,
the PUD is mentioned in section 9 of the maintenance agreement. While the district property is defined, the district itself includes the residents of Il villagio. We feel the district was established as the taxing authority prior to the establishment of the association, therefore the PUD fees are assessed on the district.

Laura / George, were we able to find the invoices from Deerwood Park North Association?
Daniel

On Tue, May 23, 2023 at 1:09 PM Jason Pierman <JPierman@sdsinc.org> wrote:

Daniel,

Thank you for the information. It is not our intent to have the Association draft changes. We just need some insight from the Association on the reasoning behind the request. I wanted to address some of the points made below for clarification:

1. Districts typically do maintain infrastructure at a higher level than required, so this is not unusual. However, I can see the Association's point of view. Would it be possible to obtain a copy of the PUD's maintenance requirements, so the District Board can review?
2. Regarding the dissolution of the District... the bonds will not be paid off until 2035, so it is too early to begin that process. Additionally, in order to dissolve the District, another governmental entity must take possession of the District's improvements. This will be difficult, and something that we will need to navigate when the time comes, especially because Il Villagio is a gated community.
3. The costs that the District could potentially reimburse would be limited to the maintenance that is being done on District-owned improvements. That is the cost that I am requesting, not the PUD fees.
4. Without knowing what the PUD fee is for, we're at an impasse here. From what I can find, it was a developer obligation predating the District. If the District doesn't have an interest, the District cannot pay it. Would it be possible to get a copy of the bill, or any information about it? Is it billed by parcel ID? If District-owned property is being assessed, maybe the Board could consider paying that part of it?
5. So that I can better explain to residents when they call, should the District Board take on the payment of any of these items, is the Association planning on an offsetting reduction to its fees? (I'm getting that question from everyone who calls.)

Hopefully we can find an agreement revision to which both the Association and the District can agree. The more information you can provide, the better positioned I will be to offer a solution that might work. Anything that the District takes on will result in an increased assessment for homeowners, so the more streamlined we can make things, the better... it doesn't make sense to have two crews maintaining different parts of the community.

Thank you,

Jason Pierman
Management Director
Special District Services, Inc.
(561) 630-4922
www.sdsinc.org

From: Daniel Fetahovic <danilvillagio@gmail.com>
Sent: Tuesday, May 23, 2023 11:07 AM
To: Jason Pierman <JPierman@sdsinc.org>
Cc: Laura Nadel <Laura.Nadel@fsresidential.com>; George Vancore <George.Vancore@fsresidential.com>; Frank Palen (palen@caldwellpacetti.com) <palen@caldwellpacetti.com>; Mary Webster <mwwbste@gmail.com>; Chase Mills <cmills@fcalegal.com>; Anthony Paris <aparis@fcalegal.com>
Subject: Re: Il Villagio & CDD Amendment

Jason,
Thanks for the email. We've provided a starting document and would be willing to discuss any tracked changes and proposed language that would satisfy your position through the word document, but we are not willing to draft changes on behalf of the CDD or take on the responsibility to guess what the CDD would like written into the amendment.

But, in general to answer your questions I propose the following in **BOLD** in the trailing email.

Please let me know if you have any questions.

-Daniel

On Mon, May 22, 2023 at 4:29 PM Jason Pierman <JPierman@sdsinc.org> wrote:

Laura,

Thank you for sending the proposed amendment. Again, I apologize for not responding sooner.... Your email went to my junk folder, and I just saw it on Thursday. Having had a chance to review it, I do have some notes/questions:

1. The District would need to be a party to any changes in maintenance standards. As the owner of the improvements, the District cannot give away its ability to require them to be maintained to the standards it sets. **The associations position is that we are being required to maintain the elements above the standards set under the PUD for the entire Touchton road area. The district cannot have standards above and beyond the PUD requirements and not pay for them. Finally and ultimately, we need to start working toward the dissolution of the district as the bonds are paid off and are of the opinion that the district should have no say on the standards since it has ceded that obligation to the association. The standards are set by the PUD for the entire area.**
2. The District could possibly reimburse the Association, should the District Board agree, but they need a budget, so they can increase assessments to the correct corresponding amount for next fiscal year. Can you please send me what the expected budget is for those items? **Laura, please provide the fees that are demanded by the PUD. please pull the latest invoices that were overdue when craig was here and add 20% if you cant get the budget from the PUD for next year. If you need contact information for the PUD please let me know.**
3. I do not know that the District can legally pay for the PUD fees. The District must have an interest in whatever it funds. What is the purpose of those fees? From what I remember, those fees were a developer obligation that was not part of the District. **I can't advise on this. The PUD was created before the district and the district passed them onto the Association under the maintenance agreement. We are no longer willing to cover these taxes under association assessments.**

It's important to understand that the District does not have a pot of money sitting around... any expenditure would be funded through an increase in residents' assessments. Given that, why does the Association want to shift the collection to the District? Just to make you aware, I have spoken to several residents, and they have all asked if the Association dues will decrease if the District takes on these maintenance items.

Please give me a call to discuss.

Thank you,

Jason Pierman
Management Director
Special District Services, Inc.
(561) 630-4922
www.sdsinc.org

From: Laura Nadel <Laura.Nadel@fsresidential.com>
Sent: Thursday, May 4, 2023 12:24 PM
To: Jason Pierman <JPierman@sdsinc.org>
Cc: George Vancore <George.Vancore@fsresidential.com>; Daniel Fetahovic <danielvillagio@gmail.com>
Subject: Il Villagio & CDD Amendment

Good Morning Jason,

Please find attached the proposed amendment to the maintenance agreement. Please review and come back with any questions or comments.

If your team proposes changes to the document, please send back a line-marked copy for review.

Thank you in advance.

Best regards,

Laura Nadel

LAURA NADEL
Regional Director, LCAM, CMCA, LREA(GA), Notary
6620 Southpoint Dr S Suite 610 | Jacksonville, FL 32216
Email laura.nadel@fsresidential.com

<image001.png>



**Proposal for
II Vilagio Condominiums Association
9745 Touchton Rd Jacksonville, FL 32256**

Thank you for the opportunity to provide a proposal to maintain your property. The following Landscape Management Specification establishes the standard for grounds maintenance for II Vilagio.

This standard outlines an efficient program to promote healthy growth of turf and plant material while maintaining a neat appearance of the grounds. This proposal includes Scope of Work, General Specifications for the maintenance and General Terms and Conditions.

Landscape Management

CLIENT'S APPROVAL	SERVICE	MONTHLY PRICE	ANNUAL PRICE
	Basic Monthly Service	\$7,000.00	\$84,000.00
	Additional Services (from below Total)	\$2,425.00	\$29,100.00
TOTAL		\$9,425.00	\$113,100.00

CLIENT'S APPROVAL	SERVICE	FREQUENCIES PER YEAR	MONTHLY PRICE	YEARLY PRICE
	Irrigation	12x	\$400.00	\$4,800.00
Turf and Shrub	Fertilization	8x	\$1,200.00	\$14,400.00
36 Palms at pool	Palm Tree Pruning	1x	\$225.00	\$2,700.00
	Annuals	4x	\$600.00	\$7,200.00
	Visits	52x	\$7,000.00	\$84,000.00
TOTAL			\$9,425.00	\$113,100.00



Restoring Balance. Enhancing Beauty.

Customer #: **7820**

Property Name: IL Villagio - Jacksonville

Notice of Current Pricing

Hello Mr. Vancore:

Service Type: Lake Maintenance - SVR50493/MP#19124

Current price effective for these dates: November 1, 2022, through October 31, 2023.

- \$163.69 Monthly
- \$1,964.23 Annually

We appreciate your business and look forward to more successful years ahead!

Adam Grayson/adam.grayson@solitudelake.com

Logan Wooley/logan.wooley@solitudelake.com

The Company reserves the right to increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.



Customer Name: IL VILLAGIO CONDO ASSN INC

Account #: 8945956290

Cycle: 02 Bill Date: 01/30/23

TOTAL SUMMARY OF CHARGES

Electric	\$	7,169.26
Irrigation		2,348.74
Sewer		628.65
Water		432.31

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: \$ 10,578.96



Change your light bulbs to LEDs.



Energy Star commercial dishwashers are 10 percent more water-efficient than standard models.

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Do not pay. AutoPay will process your payment on 02/21/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$9,990.19	-\$9,990.19	\$0.00	\$10,578.96	\$10,578.96

WE APPRECIATE YOUR BUSINESS

Additional information on reverse side. →



Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 8945956290

Bill Date: 01/30/23

Do not pay. AutoPay will process your payment on 02/21/23.

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IL VILLAGIO CONDO ASSN INC
9745 TOUCHTON RD
JACKSONVILLE FL 32246-4487



Customer Name: IL VILLAGIO CONDO ASSN INC

Account #: 8945956290

Cycle: 02 Bill Date: 03/29/23

TOTAL SUMMARY OF CHARGES

Electric	\$	7,872.96
Irrigation		3,331.68
Sewer		622.07
Water		430.21

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: \$ 12,256.92



Make sure the built-in power management system on office equipment is activated to ensure power saving during periods of inactivity.



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

Do not pay. AutoPay will process your payment on 04/20/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$12,709.97	-\$12,709.97	\$0.00	\$12,256.92	\$12,256.92

WE APPRECIATE YOUR BUSINESS

Additional information on reverse side. →



Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 8945956290

Bill Date: 03/29/23

Do not pay. AutoPay will process your payment on 04/20/23.

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IL VILLAGIO CONDO ASSN INC
9745 TOUCHTON RD
JACKSONVILLE FL 32246-4487

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Customer Name: IL VILLAGIO CONDO ASSN INC

Account #: 8945956290

Cycle: 02 Bill Date: 02/28/23

TOTAL SUMMARY OF CHARGES

Electric	\$	8,336.47
Irrigation		3,329.92
Sewer		615.49
Water		428.09

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: \$ 12,709.97



Make sure the built-in power management system on office equipment is activated to ensure power saving during periods of inactivity.



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

Do not pay. AutoPay will process your payment on 03/22/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$10,578.96	-\$10,578.96	\$0.00	\$12,709.97	\$12,709.97

WE APPRECIATE YOUR BUSINESS

Additional information on reverse side. →



Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 8945956290

Bill Date: 02/28/23

Do not pay. AutoPay will process your payment on 03/22/23.

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IL VILLAGIO CONDO ASSN INC
9745 TOUCHTON RD
JACKSONVILLE FL 32246-4487

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21 West Church Street, Jacksonville, FL 32202-3139
 Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

SERVICE DETAILS

Account Name: IL VILLAGIO CONDO ASSN INC	Account #: 8945956290	Bill Date: 02/28/23	Cycle: 02
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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:				
9745 TOUCHTON RD	E	3,102.67	Area Light	01/27/23 - 02/27/23	Street and Area Light Rate				
Detail		190 Unit(s) 175W MH PT							
Charges:		1,480.10							
		Fuel Charge							
		1,069.54							
		Environmental Charge							
		9.25							
		City of Jacksonville Franchise Fee							
		76.77							
		Gross Receipts Tax							
		67.58							
		Public Service Tax							
		171.00							
		Florida State Sales Tax							
		228.43							
9745 TOUCHTON RD	E	701.09	Commercial - Electric	01/27/23 - 02/27/23	General Service				
Detail		Basic Monthly Charge							
		9.25							
Charges:		Energy Charge (\$0.0663 per kWh)							
		296.43							
		Fuel Cost							
		320.48							
		Environmental Charge							
		2.77							
		City of Jacksonville Franchise Fee							
		18.87							
		Gross Receipts Tax							
		16.61							
		Public Service Tax							
		36.68							
9745 TOUCHTON RD	E	26.08	Car Wash	01/27/23 - 02/27/23	General Service				
Detail		Basic Monthly Charge							
		9.25							
Charges:		Energy Charge (\$0.0663 per kWh)							
		5.77							
		Fuel Cost							
		6.23							
		Environmental Charge							
		0.05							
		City of Jacksonville Franchise Fee							
		0.64							
		Gross Receipts Tax							
		0.56							
		Public Service Tax							
		1.67							
		Florida State Sales Tax							
		1.91							
9745 TOUCHTON RD	I	415.03	Irrigation 1 - Commercial	01/26/23 - 02/26/23	Commercial Irrigation Service				
Detail		Basic Monthly Charge							
		100.80							
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)							
		48.17							
		Tier 2 Consumption (> 14 kgal @ \$3.96)							
		194.03							
		Environmental Charge							
		23.31							
		City of Jacksonville Franchise Fee							
		10.99							
		Public Service Tax							
		37.73							

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
9745 TOUCHTON RD	I	370.88	Irrigation 2 - Commercial	01/30/23 - 02/28/23	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		64979382	98969	54000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
		Public Service Tax						
9745 TOUCHTON RD	I	2,117.37	Irrigation 3 - Commercial	01/26/23 - 02/26/23	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		84087124	20605	410000 GAL	31	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
		Public Service Tax						
9745 TOUCHTON RD	I	21.42	Irrigation 5 - Commercial	01/26/23 - 02/26/23	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		City of Jacksonville Franchise Fee		64758377	209	0 GAL	31	Regular
		Public Service Tax						
9745 TOUCHTON RD	I	405.22	Irrigation 4 - Commercial	01/30/23 - 02/28/23	Commercial Irrigation Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Tier 1 Consumption (1-14 kgal @ \$3.44)		94225873	95	61000 GAL	29	Regular
		Tier 2 Consumption (> 14 kgal @ \$3.96)						
		Environmental Charge						
		City of Jacksonville Franchise Fee						
		Public Service Tax						
9745 TOUCHTON RD	S	135.25	Club House - Water/Sewer	01/26/23 - 02/26/23	Commercial Sewer Service			
Detail		Basic Monthly Charge		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:		Sewer Usage Charge		65480970	1536	4000 GAL	31	Regular
		Environmental Charge						
		City of Jacksonville Franchise Fee						
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 18	01/27/23 - 02/27/23	Overhead Sprinkler Service			
Detail		Sprinkler Charge						
Charges:		City of Jacksonville Franchise Fee						
		Public Service Tax						
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 8	01/27/23 - 02/27/23	Overhead Sprinkler Service			
Detail		Sprinkler Charge						
Charges:		City of Jacksonville Franchise Fee						
		Public Service Tax						
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 5	01/27/23 - 02/27/23	Overhead Sprinkler Service			
Detail		Sprinkler Charge						
Charges:		City of Jacksonville Franchise Fee						
		Public Service Tax						

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 4	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 1	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 11	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 33	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 19	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 21	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 20	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 24	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 27	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 10	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 3	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 26	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 22	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	79.81	Club House - Water/Sewer	01/26/23 - 02/26/23	Commercial Water Service
Detail Basic Monthly Charge		63.00			
Charges: Water Consumption Charge		5.96	Meter Nbr	Current Reading	Consumption Days Billed Reading Type
Environmental Charge		1.48	65480970	1536	4000 GAL 31 Regular
City of Jacksonville Franchise Fee		2.11			
Public Service Tax		7.26			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 23	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 14	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 12	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 9	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 2	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 7	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			

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Service Address:	Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 6	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 25	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 16	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 13	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 32	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 15	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD	W	6.33	Fire Sprinkler 17	01/27/23 - 02/27/23	Overhead Sprinkler Service
Detail Sprinkler Charge		5.58			
Charges: City of Jacksonville Franchise Fee		0.17			
Public Service Tax		0.58			
9745 TOUCHTON RD APT 1	S	480.24	Commercial - Water/Sewer	01/30/23 - 02/28/23	Commercial Sewer Service
Detail Basic Monthly Charge		31.73			
Charges: Sewer Usage Charge		409.36	<u>Meter Nbr</u> 80920849	<u>Current Reading</u> 1570	<u>Consumption</u> 68000 GAL
Environmental Charge		25.16			<u>Days Billed</u> 29
City of Jacksonville Franchise Fee		13.99			<u>Reading Type</u> Regular
9745 TOUCHTON RD APT 1	W	164.71	Commercial - Water/Sewer	01/30/23 - 02/28/23	Commercial Water Service
Detail Basic Monthly Charge		18.90			
Charges: Water Consumption Charge		101.32	<u>Meter Nbr</u> 80920849	<u>Current Reading</u> 1570	<u>Consumption</u> 68000 GAL
Environmental Charge		25.16			<u>Days Billed</u> 29
City of Jacksonville Franchise Fee		4.36			<u>Reading Type</u> Regular
Public Service Tax		14.97			

Service Address:		Serv Type:	Current Chgs:	Service Point:	Service Period:	Bill Rate:			
9745 TOUCHTON RD APT TRCT		E	4,506.63	Large Commercial - Electric	01/27/23 - 02/27/23	General Service Demand			
Detail	Basic Monthly Charge		85.00		Meter Nbr	Current Reading	Consumption	Days Billed	Reading Type
Charges:	GSD Demand Charge		722.40		23720914	31480	30120 KWH	31	Regular
	GSD Energy Charge		1,065.65		23720914	2.15	86.00 KW	31	Regular
	Environmental Charge		18.67						
	Fuel Charge		2,159.00						
	City of Jacksonville Franchise Fee		121.52						
	Gross Receipts Tax		106.98						
	Public Service Tax		227.41						

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July 24, 2023

Mr. Jason Pierman
Special District Services, Inc.
The Oaks Center 2501A Burns Road
Palm Beach Gardens, Florida 33410

RE: Principal One Community Development District- Annual Report

Dear Mr. Pierman:

Mr. Victor A. Caparrós, a registered Engineer in Training, performed a visual inspection of the facilities owned by the Principal One Community Development (CDD) on June 22, 2023. These facilities include two lakes (Parcel No. 146036-2975 and Parcel No. 146036-2910) and the entry monumentation improvements (Parcel No. 146036-2950). In general, the stormwater management facilities were found to be in good condition and free of any major debris. The inspection did not include extraordinary methods such as dewatering due to the expense. Concrete walls in the overflow structures showed minor spalling but in general the facilities were satisfactory in appearance and operation.

A visual inspection of the decorative walls within Parcel No. 146036-2950 was completed. During the visit, most historically observed minor cracks, exposed or damage decorative elements along some of the stucco walls had been repaired. Decorative stone veneer on the bottom section of the walls historically missing or had fallen off had not been repaired. Since these elements are mainly for aesthetic purposes, repairing them is at the CDD's discretion.

The sidewalks along the property exterior were also visually inspected. Uneven sidewalk panel surfaces were observed along Touchton Road, primarily north of the unmanned entry and exit gate. Uneven sidewalk panels were not observed within the walls of the community. Historic repairs and grinding to minimize trip and fall hazards from uneven sidewalk panels appear to remain effective. Uneven sidewalks and curb spalling should be scarified/ground down to eliminate trip and fall hazards. Minor cracking or spalling was observed on several other sidewalk panels, but they appear to be aesthetic in nature. General maintenance is performed by the Property Owners Association (POA) in accordance with a maintenance agreement entered into by the CDD and the POA. Still, the CDD maintains an oversight role.

Attachment A to this letter contains photos that were taken during the inspection along with notes and a location map. If you have any questions, or require additional information, please let me know.

Sincerely,
AECOM



Patrick Helms, P.E.
District Engineer

Enclosures

ATTACHMENT A

Location Map and Photos

Field Visited by Victor A. Caparrós, EIT.
on June 22, 2023



Principal One CDD
9745 Touchton Rd
DUVAL COUNTY, JACKSONVILLE, FLORIDA

AECOM

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GENERAL SITE MAP

Client Name:
Principal One CDD**Site View:**
Il Villagio Site Inspection, 9745 Touchton Rd, Duval County, Jacksonville, FL**Project No.**
60183809**Photo No. 1**

Lake 1 east side facing west.

Photo No. 2

Lake 1 overflow structure with surficial spalling.

Photo No. 3

Lake 2 east side facing west.

Photo No. 4

Lake 2 overflow structure.

Client Name:
Principal One CDD**Site View:**
Il Villagio Site Inspection, 9745 Touchton Rd, Duval County, Jacksonville, FL**Project No.**
60183809**Photo No. 5**

Lake 2 overflow structure.

Photo No. 6

Uneven external sidewalk panels east of unmanned entrance.

Photo No. 7

Uneven external sidewalk panels west of unmanned entrance.

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2023-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2023/2024 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Principal One Community Development District (the “District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and

WHEREAS, the Board previously adopted Resolution 2023-01 approving a proposed budget and setting a public hearing for June 7, 2023; and

WHEREAS, due to the unforeseen inability of the Board to secure a quorum for the scheduled public hearing, said public hearing had to be re-advertised and rescheduled; and

WHEREAS, the public hearing has been rescheduled for August 10, 2023, and all other requirements and filings associated with the preparation of the fiscal year budget have been completed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. Resolution No. 2023-01 is hereby amended to change the date and time of the Public Hearing to August 10, 2023 at 6:00 p.m. in the Clubhouse of IL Villagio, 9745 Touchton Road Jacksonville, Florida 32246, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with all applicable notice requirements.

PASSED, ADOPTED and EFFECTIVE this 10th day of August, 2023.

ATTEST:

**PRINCIPAL ONE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

RESOLUTION NO. 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Principal One Community Development District ("District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT, DUVAL COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 10th day of August, 2023.

ATTEST:

**PRINCIPAL ONE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Principal One Community Development District will hold Regular Meetings at 6:00 p.m. (unless otherwise noted) at the Clubhouse of IL Villagio, 9745 Touchton Road, Jacksonville, Florida 32246, on the following dates:

**October 4, 2023
November 8, 2023
December 6, 2023
January 3, 2024
February 7, 2024
March 6, 2024
April 3, 2024
May 1, 2024
June 5, 2024
July 10, 2024
August 7, 2024
September 4, 2024**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Said meetings may be continued from time to time as stated on the record to a date, time and place certain.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT

www.principalonecdd.org

PUBLISH: JACKSONVILLE DAILY RECORD

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RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Principal One Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a records retention policy (the “Records Retention Policy”) for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management

Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A. Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B. Coordinate the District's records inventory;
- C. Maintain records retention and disposition forms;
- D. Coordinate District records management training;
- E. Develop records management procedures consistent with the Records Retention Policy, as amended as provided herein;
- F. Participate in the development of the District's development of electronic record keeping systems;
- G. Submit annual compliance statements;
- H. Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I. Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in Exhibit A. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in Exhibit A. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED at a meeting of the District Board of Supervisors, this 10th day of August, 2023.

ATTEST:

**PRINCIPAL ONE COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary / Assistant Secretary

Print name: _____
Chairperson, Board of Supervisors

Exhibit A: Amendments to General Records Schedules Established by the Division

Exhibit A

Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

Miscellaneous Public Notices 23-04677D

Notice of Public Hearing and Regular Board Meeting of the Principal One Community Development District

The Board of Supervisors of the Principal One Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on August 10, 2023, at 6:00 p.m., or as soon thereafter as the meeting can be heard, at the Clubhouse of IL Villagio located at 9745 Touchton Road, Jacksonville, Florida 32246.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2023/2024 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida, 33410 during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922, and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Principal One Community
Development District
www.principalonecdd.org
Jul. 20/27 (23-04677D)

RESOLUTION NO. 2023-05

A RESOLUTION OF THE PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2023/2024 BUDGET.

WHEREAS, the Principal One Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 10th day of August, 2023.

ATTEST:

**PRINCIPAL ONE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Principal One
Community Development District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

FINAL BUDGET
PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O & M Assessments	140,065
Debt Assessments	230,012
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 370,317
EXPENDITURES	
Engineering/Inspections	2,000
Supervisor Fees	0
Management	27,900
Legal	1,500
Assessment Roll	5,000
Audit Fees	4,000
Insurance	6,500
Legal Advertisements	550
Miscellaneous	800
Postage	200
Office Supplies	325
Dues & Subscriptions	175
Trustee Fee	2,500
Continuing Disclosure Fee	300
Website Management	2,000
Contingency	350
Miscellaneous Maintenance	75,000
TOTAL EXPENDITURES	\$ 129,100
REVENUES LESS EXPENDITURES	\$ 241,217
Bond Payments	(211,611)
BALANCE	\$ 29,606
County Appraiser & Tax Collector Fees	(14,803)
Discounts For Early Payments	(14,803)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O & M Assessments	58,527	57,771	140,065	Expenditures Less Interest & Carryover/.92
Debt Assessments	230,524	230,012	230,012	Bond Payments/.92
Other Revenues	0	0	0	
Interest Income	142	120	240	Projected At \$20.00 Per Month
TOTAL REVENUES	\$ 289,193	\$ 287,903	\$ 370,317	
EXPENDITURES				
Engineering/Inspections	3,620	2,000	2,000	No Change From 2022/2023 Budget
Supervisor Fees	0	0	0	No Change From 2022/2023 Budget
Management	26,316	27,096	27,900	CPI Adjustment (Capped at 3%)
Legal	720	2,000	1,500	\$500 Decrease From 2022/2023 Budget
Assessment Roll	5,000	5,000	5,000	No Change From 2022/2023 Budget
Audit Fees	3,800	3,900	4,000	Accepted Amount For 2022/2023 Audit
Insurance	5,706	6,000	6,500	Fiscal Year 2023/2024 Insurance Was \$6,134
Legal Advertisements	337	550	550	No Change From 2022/2023 Budget
Miscellaneous	705	825	800	\$25 Decrease From 2022/2023 Budget
Postage	103	200	200	No Change From 2022/2023 Budget
Office Supplies	204	350	325	\$25 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fee	2,500	2,500	2,500	No Change From 2022/2023 Budget
Continuing Disclosure Fee	300	300	300	No Change From 2022/2023 Budget
Website Management	2,000	2,000	2,000	No Change From 2022/2023 Budget
Contingency	0	374	350	Contingency
Miscellaneous Maintenance	0	0	75,000	Miscellaneous Maintenance
TOTAL EXPENDITURES	\$ 51,486	\$ 53,270	\$ 129,100	
REVENUES LESS EXPENDITURES	\$ 237,707	\$ 234,633	\$ 241,217	
Bond Payments	(214,453)	(211,611)	(211,611)	2024 P & I Payments Less Earned Interest
BALANCE	\$ 23,254	\$ 23,022	\$ 29,606	
County Appraiser & Tax Collector Fees	(9,754)	(11,511)	(14,803)	Four Percent Of Total Assessment Roll
Discounts For Early Payments	(10,370)	(11,511)	(14,803)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 3,130	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 3,130	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE BUDGET
PRINCIPAL ONE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	
REVENUES				COMMENTS
Interest Income	163	25	100	Projected Interest For 2023/2024
NAV Tax Collection	214,453	211,611	211,611	Maximum Debt Service Collection
Total Revenues	\$ 214,616	\$ 211,636	\$ 211,711	
EXPENDITURES				
Principal Payments	150,000	155,000	155,000	Principal Payment Due In 2024
Interest Payments	62,013	55,756	52,494	Interest Payments Due In 2024
Bond Redemption	0	880	4,217	Estimated Excess Debt Collections
Total Expenditures	\$ 212,013	\$ 211,636	\$ 211,711	
Excess/ (Shortfall)	\$ 2,603	\$ -	\$ -	

Series 2016 Bond Refunding Information

Original Par Amount =	\$2,945,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.75%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2016		
Maturity Date =	May 2035		

Par Amount As Of 1/1/23 = \$2,105,000

Principal One Community Development District Assessment Comparison

	Original Projected <u>Assessment*</u>	Fiscal Year 2020/2021 <u>Assessment*</u>	Fiscal Year 2021/2022 <u>Assessment*</u>	Fiscal Year 2022/2023 <u>Assessment*</u>	Fiscal Year 2023/2024 <u>Projected Assessment*</u>
O & M	\$ 132.98	\$ 131.30	\$ 131.30	\$ 131.30	\$ 318.34
<u>Debt</u>	<u>\$ 617.02</u>	<u>\$ 523.95</u>	<u>\$ 523.95</u>	<u>\$ 523.95</u>	<u>\$ 523.95</u>
Total	\$ 750.00	\$ 655.25	\$ 655.25	\$ 655.25	\$ 842.29

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Total Units	440
<u>Prepayments</u>	<u>1</u>
Billed for Debt	439