

**MINUTES OF MEETING  
BRADBURY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bradbury Community Development District was held Wednesday, **April 12, 2023** at 3:45 p.m. at 346 E. Central Ave. Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairman
Chuck Cavaretta	Assistant Secretary
Daniel Arnette	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVV Law
Molly Banfield <i>by Zoom</i>	District Engineer, Dewberry

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present for the meeting.

**THIRD ORDER OF BUSINESS**

**Presentation and Approval of Supplemental  
Assessment Methodology dated April 11, 2023  
(with Final Pricing Input)**

Ms. Burns stated that FMS circulated the final pricing yesterday for the bonds and this report incorporates that final pricing. The development plan is listed in table 1. They have 476 single-family 42' lots and 335 single-family 52' lots for a total of 811 units within the community. The cost estimate for the infrastructure is \$29,406,224. There is a bond sizing of \$19,794,012.20. The improvement cost per unit for each of those product types is outlined in table 4. Table 5 shows the par debt per unit with both single-family 42' lots and single-family 52' lots having \$24,525 par

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debt per unit when taking into account a developer contribution on the 52' lots. The net annual debt assessment per unit would be \$1,649.88. The gross annual debt assessment when collected on the Polk County tax bill would be \$1,774.06. Table 7 is the preliminary assessment roll that allocates the debt to each of the parcels listed. There is one landowner, CH DEV Bradbury, LLC. She noted that the legal description of the assessment area was included in the agenda package for Board review. She asked for any questions. Hearing none,

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Supplemental Assessment Methodology dated April 11, 2023 (with Final Pricing Input), was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09 Supplemental Assessment Resolution (Series 2023 Bonds)**

Ms. Burns stated that this resolution sets forth the terms and conditions of the sale of the Series 2023 bonds and confirms the liens of the levy of special assessments securing the Series 2023 bonds. Ms. Gentry stated that it was a standard resolution that pulls in those final numbers for the bonds and applies them to the final assessment lien that will be levied on this property to secure the bonds.

On MOTION by Mr. Heath, seconded by Mr. Cavaretta, with all in favor, Resolution 2023-09 Supplemental Assessment Resolution (Series 2023 Bonds), was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Notice of Special Assessments**

Ms. Burns stated that this would be recorded to notice the lien on the property.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Notice of Special Assessments, was approved.

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**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-10  
Authorizing Bank Account Signatories**

Ms. Burns presented Resolution 2023-10 stating that this authorizes certain offices of the District, Treasurer, Assistant Treasurer, and Secretary to be appointed as signers on the District account.

On MOTION by Mr. Heath, seconded by Mr. Cavaretta, with all in favor, Resolution 2023-10 Authorizing Bank Account Signatories, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry had nothing to report to the Board.

**B. Engineer**

Ms. Banfield had nothing to report to the Board.

**C. District Manager’s Report**

Ms. Burns had nothing further to report to the Board.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, the meeting was adjourned.

*Jill Burns*

Secretary/Assistant Secretary

*Rennie Heath*

Chairman/Vice Chairman