

- 42 5. Reserves-only Money Market, interest bearing on current reserve amounts, with amounts
43 for 3 month working capital, disaster, and future capital improvements.

44 Ms. Thibault additionally provided details on each account's money movement, transfers, and
45 maintained balance for transparency and oversight purposes. Ms. Thibault added that the account
46 signatories would be the District Management and District Treasurer.

47 Mr. Polizzi asked for background information on the depository account and its planned money
48 flow. Mr. McGaffney explained the process for District employees and the amenity company to
49 allocate deposits into the account, with considerations for internal control processes. Mr. Polizzi
50 asked why deposits went into a separate account from the Operational Money Market account with
51 Bank United, and Ms. Thibault advised that logistically SunTrust was at a more accessible location
52 to the District, adding that an employee had specifically asked for the account to be maintained and
53 that mailing money was not advised. Mr. Polizzi suggested that the Board consider whether they
54 should maintain some oversight of significant transfers above a certain dollar level.

55 Dr. Merrill indicated that banking could largely be handled online, and suggested that the
56 depository account could be consolidated with the day-to-day operations account. Dr. Merrill
57 additionally asked why a separate debit card account was needed. Ms. Thibault explained that the
58 debit card account had a purchase limit associated and was maintained for that security
59 consideration. In response to a Supervisor question, Ms. Thibault added that the money market
60 account only permitted a certain number of withdrawals per month. Additional discussion ensued
61 regarding internal controls policies for the District.

62 Mr. Foley asked what bank held the reserves. Ms. Thibault stated that reserves were held in a Bank
63 United account due to higher interest rates. Mr. Foley additionally asked about control documents
64 related to audits, and Mr. McGaffney suggested that Ms. Thibault could provide a brief document
65 at the next meeting to better explain internal controls for the Board. Mr. McGaffney additionally
66 suggested that a more formal policy review could be added to the agenda for the next meeting.

67 B. Discussion of Long-Term Capital Planning

68 Mr. McGaffney discussed a spreadsheet of Supervisor feedback with the Board regarding aspects
69 of the community that they felt were the most important. Each Supervisor provided comment, with
70 a major point of emphasis being improving pedestrian safety. Mr. Polizzi stated that he felt that the
71 District needed to consider developing an integrated strategy around trail use and access. Mr.
72 McGaffney additionally acknowledged Mr. Howden's comments in favor of parking lot resurfacing
73 and corresponding curb and gutter repair, and stated that this was included in the District's reserve
74 study. Mr. Howden commented that it could be removed from his list. Dr. Merrill emphasized the
75 need for action on the dog park, observing that it was seldom used and not friendly to dogs, echoing
76 comments from Mr. Flanagan and Mr. Polizzi. Dr. Merrill also expressed concerns about the
77 reserve area potentially shrinking. The Board additionally discussed matters relating to irrigation
78 infrastructure needs, addressing pond bank erosion, and pond maintenance. In reference to a
79 suggestion about establishing a plan to address issues with pond banks, Mr. Foley suggested that
80 the Board hear from vendors working specifically on pond banks for input, and voiced support for
81 vendors in general giving feedback for relevant suggested items for long-term capital planning. Mr.
82 Foley suggested that Supervisors provide District Management with questions for Solitude that the
83 representative could come prepared to answer at a future meeting.

84 Mc. McGaffney addressed Supervisor feedback regarding updating the website for better usability
85 and functionality for residents, commenting on ADA compliance considerations. Mr. Foley
86 commented in favor of the District website mirroring aspects of Vesta's website, with images of
87 the amenities, links related to the area surrounding the District, and a portal to keep residents up to
88 date with CDD meeting decisions through a color-coded project tracker. Dr. Merrill added that she

had seen some misinformation about projects that the proposed updates may help alleviate. Mr. McGaffney additionally commented on project management tools and potentially having a CRM or similar system. Mr. Kloptosky provided input on capital planning, commenting on potential additional staffing needs and roving guard considerations, which Mr. McGaffney stated he would add to the list.

Mr. McGaffney suggested that a future regular meeting could be structured with the consent agenda, miscellaneous proposals, and staff reports at the top, with the remainder of the meeting to be somewhat like a workshop to discuss and come to a consensus on long-term capital planning. Mr. McGaffney stated that he would additionally look through the reserve study and take into account feedback from Mr. Kloptosky and the District Engineer to provide impact input. Mr. Foley suggested also accounting for O&M expense factors in projecting out for the next five years.

C. Exhibit 2: Meeting Matrix

Mr. McGaffney gave an overview of planned discussion items on the next meeting's agenda. Mr. McGaffney noted that the discussion on an RFP process for emergency debris removal was required for FEMA reimbursement. Mr. McGaffney noted that long term capital planning discussions were slated for the November and December meetings, and that he would add additional months to the matrix. Mr. Howden requested that the matter involving the five bank accounts be added to the matrix. Additional comments were heard regarding adding clear completion of projects as an item,

FIFTH ORDER OF BUSINESS – Next Meeting Quorum Check: October 21, 9:00 a.m.

- Quorum Check

All Board members confirmed that they would be present for the meeting, which would establish a quorum.

SIXTH ORDER OF BUSINESS – Supervisor's Requests

Mr. McGaffney indicated that there were some complications with having a Supervisor's Requests section for both the regular and workshop meetings due to action items accumulating, and requested that the section be removed from workshop meeting agendas in the future. Mr. McGaffney additionally suggested that requests could still be emailed. The Board consented to the request.

Mr. Polizzi suggested that an e-blast could be sent to the community related to resident responsibilities, particularly for new residents' benefit. Mr. Polizzi additionally opined that the guards had not been performing their jobs well, noting reports from residents that visitor I.D.s were not being checked upon entry. Mr. Polizzi suggested that an e-blast could be sent out to the community reminding residents to inform guards of any contractors coming to perform work at their residence.

Dr. Merrill concurred with observations on the guards, and requested that orders be posted. Additional discussion regarding phone landline service followed.

Mr. Flanagan asked about discussions with the Sheriff, and Mr. McGaffney recalled speed monitoring locations and activity. Mr. Flanagan additionally discussed with staff on ongoing work with the pickleball courts. Mr. Flanagan additionally requested for a future workshop meeting to include the Board's review of post orders.

Mr. Foley asked whether AT&T lines could be consolidated. Following discussion, Mr. Howden suggested that Supervisors review the code of conduct for policies relating to involvement between staff and residents. Mr. Foley suggested that Mr. Kloptosky or Mr. McGaffney could be contacted to handle situations, and if the situations were not resolved, they could be brought up in a future meeting or workshop.

SEVENTH ORDER OF BUSINESS – Action Items Review

There was no discussion on the action items review.

EIGHTH ORDER OF BUSINESS – Adjournment

Mr. McGaffney asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Dr. Merrill made a motion to adjourn the meeting.

On a MOTION by Dr. Merrill, SECONDED by Mr. Flanagan, WITH ALL IN FAVOR, the Board adjourned the meeting, at 2:19 p.m., for the Grand Haven Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on November 4, 2021.

Signature

Howard McGaffney

Printed Name

Signature

Warren B. Howder

Printed Name

Title: ☒ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman