



**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
AUGUST 23, 2022
11:00 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.ahturnpikesouthcdd.org

786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
Hundredfold Business Center
Third Floor Conference Room
6625 Miami Lakes Drive
Miami Lakes, Florida 33014
REGULAR BOARD MEETING & PUBLIC HEARING
August 23, 2022
11:00 a.m.

- A.** Call to Order
- B.** Proof of Publication.....Page 1
- C.** Establish Quorum
- D.** Accept Resignation of Supervisor Cecilia Perez.....Page 2
- E.** Appointment to Vacancies
- F.** Administer Oath of Office and Review Board Member Duties and Responsibilities
- G.** Election of Officers
- H.** Additions or Deletions to Agenda
- I.** Comments from the Public for Items Not on the Agenda
- J.** Approval of Minutes
 - 1. March 22, 2022 Regular Board Meeting.....Page 3
- K.** Public Hearing
 - 1. Consider Resolution No. 2022-02 – Rescheduling and Resetting Public Hearing Date.....Page 7
 - 2. Proof of Publication
 - 3. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
 - 4. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 10
- L.** New Business
 - 1. Consider Approval of Meeting Location and Date Changes.....Page 19
 - 2. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 20
- M.** Old Business
- N.** Administrative Matters
 - 1. Financial Update.....Page 22
 - 2. Update on Miami-Dade County Supervisor of Elections 2022 Qualified Candidate Results
 - 3. Accept and Receive 2022 Annual Engineers Report.....Page 26
- O.** Board Member/Staff Comments and Requests
 - 1. District Counsel Update on the 2022 Florida Legislative Session.....Page 27
- P.** Adjourn

Miscellaneous Notices



Published in Miami Daily Business Review on August 10, 2022

Location

Miami-Dade County,

Notice Text

NOTICE OF PUBLIC HEARING &
REGULAR BOARD MEETING OF THE A.H. AT
TURNPIKE SOUTH COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the A.H. at Turnpike South Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on August 23, 2022, at 11:00 a.m., or as soon thereafter as can be heard, in the Third Floor Conference Room of the Hundredfold Business Center located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.ahturnpiksouthcdd.org) or from the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. 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 two 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 786-347-2711 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.

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

www.ahturnpikesouthcdd.org

8/3-10 22-19/0000611602M

From: Cecilia M Perez <CMPerez@drhorton.com>
Sent: Monday, April 4, 2022 7:29 PM
To: Gloria Perez <gperez@sdsinc.org>
Subject: Re: AH at Turnpike CDD (aka Rosecrest)

Hello Gloria :

At the present time I am unable to commit my time to the Turnpike CDD. My work and now other training coarses are consuming all my extra time , As much , as I wanted to be a part of this , I am unable to stretch myself so thin .

If you need anything else from me , please let me know and I apologize for any inconvenience.

Regards,

Cece Pérez

**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 22, 2022**

A. CALL TO ORDER

Mrs. Perez called the March 22, 2022, Regular Board Meeting of the A.H. at Turnpike South Community Development District (the “District”) to order at 10:30 a.m. in the Third Floor Conference Room of the Hundredfold Business Center located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 13, 2021, as part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance: Chairman Karl Albertson and Supervisors Logan Bell and Javi Tavel and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Gloria Perez of Special District Services, Inc. and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, PA.

D. CONSIDER RESIGNATION OF SUPERVISOR

Mrs. Perez presented a letter of resignation from Supervisor Vindra Hanuman, resigning from Seat #5 of the Board, effective January 14, 2022.

A **MOTION** was made by Supervisor Bell, seconded by Supervisor Tavel and unanimously passed accepting Vindra Hanuman’s resignation from Board Seat #5, effective January 14, 2022, and simultaneously declaring a vacancy in Seat # 5.

E. CONSIDER APPOINTMENTS TO VACANCIES

Mrs. Perez advised that Cecilia Perez who advised she lives within the District boundaries and is qualified to become a Board Member, but is awaiting the update of her identification, has expressed interest in joining the Board. Therefore the Board may appoint Ms. Perez and she can be sworn in once the District has received her updated information.

A **MOTION** was made by Supervisor Tavel, seconded by Supervisor Albertson appointing Cecilia Perez to fill the vacancy and unexpired term of office in Seat # 3, which term expires in 2024. Ms. Cecilia Perez will have her Oath of Office taken at a later time, once all documentation of the position’s requirements have been confirmed.

F. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

This item was not applicable at this time.

G. ELECTION OF OFFICERS

This item was tabled until the next meeting.

H. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

J. APPROVAL OF MINUTES

1. October 26, 2021, Regular Board Meeting

The minutes of the October 26, 2021, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Bell, seconded by Supervisor Tavel and passed unanimously approving the minutes of the October 26, 2021, Regular Board Meeting, as presented.

K. NEW BUSINESS

1. Consider Resolution No. 2022-01 – Approving a Proposed Budget for Fiscal Year 2022/2023

Mrs. Perez presented Resolution No. 2022-01, entitled:

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and indicated that the maximum debt assessment rates of \$1,594.54 for Phases 1 and 2 (as done in prior years) and \$1,578.02 will be assessed for Phase 3, pursuant to the methodology. The O&M assessment is slightly higher than last year. The current O&M rate of \$211.01 is less than the \$265.00 amount that was in the Master Methodology. Line items for Supervisor Fees in the amount of \$5,000 and Mailbox Station Services in the amount of \$12,000 have been added. Estimated available funds as of 9-30-22 are \$75,000, should no unexpected expenses occur. A carryover balance in the amount of \$17,400 has been applied (\$0 was set-up last year). Because the overall assessment for 2022/2023 is currently lower than the 2021/2022 assessment, letters to the homeowners will not be necessary.

A **MOTION** was made by Supervisor Tavel, seconded by Supervisor Bell and unanimously passed adopting Resolution No. 2022-01, as presented, approving a Proposed Budget for FY 2022/2023 and setting the Public Hearing for May 24, 2022, at 10:30 a.m. at the Crexent Business Center, Third Floor Conference Room, 6625 Miami Lakes Drive, Miami Lakes, Florida 33014 and further authorizing the required advertisements.

L. OLD BUSINESS

1. Update on Miami-Dade County Authorization for the Installation of Mailbox Stations

Mrs. Perez advised that the District was awaiting a response from Miami-Dade County now that the U.S. Post Office has provided their opinion.

M. ADMINISTRATIVE MATTERS

1. Financial Report

Mrs. Perez presented the Financial Report through March 2021 and briefly reviewed them with the Board. She indicated that available funds as of February 28, 2022, were \$140,522.57.

2. General Election and Candidate Qualifying Period

Mrs. Perez advised that the official qualifying period for the office of Supervisor runs from noon on Monday, June 13, 2022, through noon on Friday, June 17, 2022. In line with F.S. 99.061(8), the pre-qualifying period begins on May 30, 2022.

A qualifying office may accept and hold qualifying papers submitted not earlier than 14 days prior (Monday, May 30, 2022) to the beginning of the qualifying period to be processed and filed during the qualifying period. [F.S. 99.061(8)] {**Please note that our office will be closed on May 30, 2022 in observance of Memorial Day.**}

AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT **GENERAL ELECTION**

Ordinance No. 12-60; Adopted 08/09/2012 (*Petition for Expansion Passed 10-1*)

CHR	Seat 1 Karl Albertson	Expires 2024 <i>appointed 12-08-2016</i>
AS	Seat 2 Logan Bell	Expires 2022 <i>appointed 11-06-2018 - 4 year term</i>
AS	Seat 3 VACANT	Expires 2024 <i>appointed</i>
V-CHR	Seat 4 Javi Tavel	Expires 2022 <i>appointed 01/28/202 – Oath dated 07/30/2020</i>
AS	Seat 5 Vindra A. Hanuman	Expires 2024 <i>appointed 08/25/2020</i>

3. 2021 Form 1 – Statement of Financial Interests

Mrs. Perez reminded the Board of the need for them to complete and submit their 2021 Form 1 – Statement of Financial Interests by the July 1, 2022, deadline.

N. BOARD MEMBER/STAFF COMMENTS

There were no Board Member or staff comments.

O. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:50 a.m. on a **MOTION** made by Supervisor Albertson, seconded by Supervisor Tavel and the **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT AMENDING RESULTION 2022-01, RESCHEDULING AND RSETTING THE DATE, TIME AND PLACE OF THE PUBLIC HEARING FOR CONSIDERATION OF THE BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the A.H. at Turnpike South Community Development District (“District”) adopted Resolution 2022-01 on March 22, 2022, approving a proposed budget for Fiscal Year 2022/2023 and setting the time, place, and date of public hearing to consider the adoption of said budget for May 24, 2022; and

WHEREAS, due to lack of a quorum, the Board is unable to meet on May 24, 2022 and determined that it is necessary and in the best interests of the District to reschedule and reset the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The above recitals are true and correct and by this reference are hereby incorporated into and made an integral part of this Resolution.

Section 2. Resolution 2022-01 is amended to reschedule and reset the public hearing date to August 23, 2022 at 11:00 a.m. in the Crexent Business Center, Third Floor Conference Room, located at 6625 Miami Lakes Drive, 3rd floor, Miami Lakes, Florida 33014, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

Section 3. All actions taken by the District Manager to provide notice of the rescheduled and reset public hearing being published in the manner prescribed by and in accordance with Florida law are hereby approved, ratified and confirmed.

Section 4. Except as otherwise set forth in this Resolution, all other portions of Resolution 2022-01, are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

Section 5. This Resolution shall take effect immediately upon adoption.

PASSED, ADOPTED and EFFECTIVE this 23rd day of August, 2022.

ATTEST:

**A.H. TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Miscellaneous Notices



Published in Miami Daily Business Review on June 9, 2022

Location

Miami-Dade County, Florida

Notice Text

NOTICE OF PUBLIC HEARING & REGULAR
BOARD MEETING OF THE A.H. AT
TURNPIKE SOUTH COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the A.H. at Turnpike South Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 22, 2022, at 11:00 a.m., or as soon thereafter as can be heard, in the Third Floor Conference Room of the Hundredfold Business Center located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.ahturnpiksouthcdd.org) or from the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. 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 two 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 786-347-2711 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.

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

www.ahturnpikesouthcdd.org

6/2-9 22-43/0000600238M

RESOLUTION NO. 2022-03

A RESOLUTION OF THE AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET.

WHEREAS, the AH at Turnpike South Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 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 AH AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2022/2023 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 23rd day of August, 2022.

ATTEST:

**AH AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

A.H. At Turnpike South
Community Development District

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

- I FINAL BUDGET
- II DETAILED FINAL BUDGET
- III DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2015)
- IV DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2016)
- V DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2021)
- VI ASSESSMENT COMPARISON

FINAL BUDGET
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O&M Assessments	99,804
Debt Assessments (2015)	350,799
Debt Assessments (2016)	287,017
Debt Assessments (2021)	113,617
Interest Income	120
TOTAL REVENUES	\$ 851,357
EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering/Inspections	3,250
Management	33,936
Legal	13,000
Assessment Roll	7,500
Audit Fees	5,500
Insurance	6,100
Legal Advertisements	1,250
Miscellaneous	950
Postage	450
Office Supplies	825
Dues & Subscriptions	175
Trustee Fees	13,000
Continuing Disclosure Fee	2,000
Website Management	2,000
Mailbox Stations Services	12,000
Contingency	4,000
TOTAL EXPENDITURES	\$ 111,336
REVENUES LESS EXPENDITURES	\$ 740,021
Bond Payments (2015)	(329,751)
Bond Payments (2016)	(272,500)
Bond Payments (2021)	(107,936)
BALANCE	\$ 29,834
County Appraiser & Tax Collector Fee	(15,745)
Discounts For Early Payments	(31,489)
EXCESS/ (SHORTFALL)	\$ (17,400)
Carryover From Prior Year	17,400
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O&M Assessments	88,928	99,954	99,804	Expenditures Less Interest/Discounts & Fees
Debt Assessments (2015)	350,799	350,799	350,799	Bond Payments/.96 Discounts & Fees
Debt Assessments (2016)	287,017	287,017	287,017	Bond Payments/.96 Discounts & Fees
Debt Assessments (2021)	0	113,617	113,617	Bond Payments/.96 Discounts & Fees
Interest Income	400	120	120	Estimated At \$10 Per Month
TOTAL REVENUES	\$ 727,144	\$ 851,507	\$ 851,357	
EXPENDITURES				
Supervisor Fees	0	0	5,000	Supervisor Fees
Payroll Taxes (Employer)	0	0	400	Projected At 8% Of Supervisor Fees
Engineering/Inspections	0	3,250	3,250	No Change From 2021/2022 Budget
Management	32,508	32,952	33,936	CPI Adjustment (Capped At 3%)
Legal	7,990	13,000	13,000	\$500 Decrease From 2021/2022 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,700	5,500	5,500	Increased Due To Third Bond Issue
Insurance	5,513	6,100	6,100	Insurance Estimate
Legal Advertisements	646	1,300	1,250	\$50 Decrease From 2021/2022 Budget
Miscellaneous	498	975	950	\$25 Decrease From 2021/2022 Budget
Postage	220	475	450	\$25 Decrease From 2021/2022 Budget
Office Supplies	368	850	825	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fees	8,045	13,000	13,000	Increased Due To Third Bond Issue
Continuing Disclosure Fee	1,200	2,000	2,000	Increased Due To Third Bond Issue
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Mailbox Stations Services	0	0	12,000	Mailbox Stations Services
Contingency	0	5,000	4,000	Contingency
TOTAL EXPENDITURES	\$ 70,363	\$ 94,077	\$ 111,336	
REVENUES LESS EXPENDITURES	\$ 656,781	\$ 757,430	\$ 740,021	
Bond Payments (2015)	(335,377)	(329,751)	(329,751)	2023 P & I Payments Less Interest
Bond Payments (2016)	(273,221)	(272,500)	(272,500)	2023 P & I Payments Less Interest
Bond Payments (2021)	0	(107,936)	(107,936)	2023 P & I Payments Less Interest
BALANCE	\$ 48,183	\$ 47,243	\$ 29,834	
County Appraiser & Tax Collector Fee	(7,005)	(15,748)	(15,745)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,235)	(31,495)	(31,489)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 14,943	\$ -	\$ (17,400)	
Carryover From Prior Year	0	0	17,400	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 14,943	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND (SERIES 2015) BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	19	25	25	Projected Interest For 2022/2023
NAV Tax Collection	335,377	329,751	329,751	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 335,396	\$ 329,776	\$ 329,776	
EXPENDITURES				
Principal Payments	65,000	75,000	80,000	Principal Payments Due In 2023
Interest Payments	259,919	253,813	249,688	Interest Payments Due In 2023
Bond Redemption	15,000	963	88	Estimated Excess Debt Collections
Total Expenditures	\$ 339,919	\$ 329,776	\$ 329,776	
Excess/ (Shortfall)	\$ (4,523)	\$ -	\$ -	

Series 2015 Bond Information

Original Par Amount =	\$4,430,000	Annual Principal Payments Due =	November 1st
Interest Rate =	5.5% - 6.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2015		
Maturity Date =	November 2046		
Par Amount As Of 1/1/2022 =	\$4,100,000		

DETAILED FINAL DEBT SERVICE FUND (SERIES 2016) BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	15	25	25	Projected Interest For 2022/2023
NAV Tax Collection	273,221	272,500	272,500	Maximum Debt Service Collection
Total Revenues	\$ 273,236	\$ 272,525	\$ 272,525	
EXPENDITURES				
Principal Payments	65,000	70,000	75,000	Principal Payments Due In 2023
Interest Payments	202,188	198,088	195,288	Interest Payments Due In 2023
Bond Redemption	0	4,437	2,237	Estimated Excess Debt Collections
Transfer To Construction Fund	7	0	0	
Total Expenditures	\$ 267,195	\$ 272,525	\$ 272,525	
Excess/ (Shortfall)	\$ 6,041	\$ -	\$ -	

Series 2016 Bond Information

Original Par Amount =	\$3,975,000	Annual Principal Payments Due =	November 1st
Interest Rate =	4% - 5.5%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2016		
Maturity Date =	November 2047		
Par Amount As Of 1/1/2022 =	\$3,715,000		

DETAILED FINAL DEBT SERVICE FUND (SERIES 2021) BUDGET

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	2	25	25	Projected Interest For 2022/2023
Bond Proceeds	96,501	0	0	
NAV Tax Collection	0	107,936	107,936	Maximum Debt Service Collection
Total Revenues	\$ 96,503	\$ 107,961	\$ 107,961	
EXPENDITURES				
Principal Payments	0	40,000	40,000	Principal Payments Due In 2023
Interest Payments	0	65,815	64,875	Interest Payments Due In 2023
Bond Redemption	0	2,146	3,086	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ 107,961	\$ 107,961	
Excess/ (Shortfall)	\$ 96,503	\$ -	\$ -	

Series 2021 Bond Information

Original Par Amount =	\$1,915,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.35% - 4%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2021		
Maturity Date =	May 2051		
Par Amount As Of 1/1/2022 =	\$1,915,000		

A.H. At Turnpike South Community Development District Assessment Comparison

	Original Projected Assessment (Methodology)*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
O & M	\$ 265.00	\$ 218.06	\$ 217.91	\$ 211.32	\$ 211.01
Debt (221 Phase One Units)	\$ 1,594.54	\$ 1,594.54	\$ 1,594.54	\$ 1,594.54	\$ 1,594.54
Total For Phase One Units	\$ 1,859.54	\$ 1,812.60	\$ 1,812.45	\$ 1,805.86	\$ 1,805.55
O & M	\$ 265.00	\$ 218.06	\$ 217.91	\$ 211.32	\$ 211.01
Debt (180 Phase Two Units)	\$ 1,594.54	\$ 1,594.54	\$ 1,594.54	\$ 1,594.54	\$ 1,594.54
Total For Phase Two Units	\$ 1,859.54	\$ 1,812.60	\$ 1,812.45	\$ 1,805.86	\$ 1,805.55
O & M	\$ 265.00	\$ -	\$ -	\$ 211.32	\$ 211.01
Debt (72 Phase Three Units)	\$ 1,578.02	\$ -	\$ -	\$ 1,578.02	\$ 1,578.02
Total For Phase Three Units	\$ 1,843.02	\$ -	\$ -	\$ 1,789.34	\$ 1,789.03

* Assessments Include the Following :

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

Community Information:

Phase One Lots	221
Phase Two Lots	180
<u>Phase Three Lots</u>	<u>72</u>
Total	473

Phase 1 Lots Information

Total Units	221
<u>Prepayments</u>	<u>1</u>
Billed For Debt	220



Fairfield Inn & Suites Homestead Florida City

60 SW 352nd Street, Florida City, Florida 33034
786-758-4770

Function Date: Wednesday, December 14, 2022
Company Name: AH at Turnpike South CDD
Address: 2501 A Burns Rd., Palm Beach Gardens, FL 33410
Phone: 786-347-2711, ext. 2011
Contact: Gloria Perez
Email: gperez@sdsinc.org

Date	Start	Finish	Function	#PPL	Set-UP	Room	Rental
Wednesday, December 14, 2022	6:00 p.m.	9:00 p.m.	Meeting	12	Classroom	Boardroom	\$150.00, plus 23% service charge and 7% tax

Concessions: WIFI : No Charge
 Parking: No Charge
 AV: N/A

Meeting Room: \$150.00
Service Charge (23%): \$ 34.50
Grand Total: \$184.50

Final Guarantee is due 7 days prior to arrival. Should the Final Guarantee number change; the group will be held responsible for the difference of the Final Guarantee. In the event of a cancellation, the group will be liable to the cancellation policy listed below. The space being held for your group has been reserved based on the number of people in your original estimate. With prior approval the hotel reserves the right to alter the space based upon any changes of attendees or changes in the times of events, with prior notification to the Group. If payment is not made in full at the time of function as requested, the charges will be applied to the credit card number on file. If TAX EXEMPT Organization must supply a COPY of the STATE TAX EXEMPTION CERTIFICATE and submit full payment by company credit card or check with proper indication of company name. **The above company will be held responsible for any lost or damaged items during time of meeting stated above.** All items will be checked and counted. **All Food, Beverage, Audio/Visual, Meeting rental and miscellaneous charges are subject to a 23% service charge and a 7% Florida state tax.** The individual signature below is an authorized and empowered representative of the organization listed on the Original Contract and this Banquet Event Order.

Cancellation taking place:	Liability:
Between 2 Weeks (14 Business Days) prior to the day of the event	50% of Guaranteed Banquet Revenue
Between 72 Hours (3 Business Days) or less prior to the day of the event	100% of Guaranteed Banquet Revenue

Name: _____ **Signature:** _____ **Date:** _____
Sales Manager Signature: _____ **Date:** _____

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the A.H. at Turnpike South Community Development District ("District") to establish a regular meeting schedule for fiscal year 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE 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 2021/2022 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 23rd day of August, 2022.

ATTEST:

**A.H. AT TURNPIKE SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the A.H. at Turnpike South Community Development District will hold Regular Meetings at the Fairfield Inn & Suites Homestead Florida City located at 60 SW 352nd Street, Florida City, Florida 33034, at **6:00 p.m.** on the following dates:

December 14, 2022

April 12, 2023

June 14, 2023

August 9, 2023

The purpose of these 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 Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (786) 347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may 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. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

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 insure 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 (786) 347-2711 Ext. 2011 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.

A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT

www.ahturnpikesouthcdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/2022

A.H. At Turnpike South
Community Development District

**Financial Report For
July 2022**

A. H. at Turnpike South Community Development District
Budget vs. Actual
October 2021 through July 2022

	<u>Oct 21 - July 22</u>	<u>21/22 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
01-3300 · O&M Assessments	99,798.03	99,954.00	-155.97	99.84%
01-3810 · Debt Assessments (Series 2015)	350,800.20	350,799.00	1.20	100.0%
01-3811 · Debt Assessments (Series 2016)	287,018.20	287,017.00	1.20	100.0%
01-3812 · Debt Assessments (Series 2021)	107,935.92	113,617.00	-5,681.08	95.0%
01-3820 · Debt Assess-Pd To Trustee-2015	-334,452.90	-329,751.00	-4,701.90	101.43%
01-3821 · Debt Assess-Pd To Trustee-2016	-273,644.00	-272,500.00	-1,144.00	100.42%
01-3822 · Debt Assess-Pd To Trustee-2021	-107,935.92	-107,936.00	0.08	100.0%
01-3830 · Assessment Fees	-6,966.14	-15,748.00	8,781.86	44.24%
01-3831 · Assessment Discounts	-26,712.76	-31,495.00	4,782.24	84.82%
01-9410 · Interest Income (GF)	19.39	120.00	-100.61	16.16%
Total Income	<u>95,860.02</u>	<u>94,077.00</u>	<u>1,783.02</u>	<u>101.9%</u>
Expense				
01-1310 · Engineering	0.00	3,250.00	-3,250.00	0.0%
01-1311 · Management Fees	27,460.00	32,952.00	-5,492.00	83.33%
01-1315 · Legal Fees	5,745.00	13,000.00	-7,255.00	44.19%
01-1318 · Assessment/Tax Roll	0.00	7,500.00	-7,500.00	0.0%
01-1320 · Audit Fees	5,300.00	5,500.00	-200.00	96.36%
01-1450 · Insurance	5,706.00	6,100.00	-394.00	93.54%
01-1480 · Legal Advertisements	527.53	1,300.00	-772.47	40.58%
01-1512 · Miscellaneous	415.74	975.00	-559.26	42.64%
01-1513 · Postage and Delivery	97.65	475.00	-377.35	20.56%
01-1514 · Office Supplies	397.85	850.00	-452.15	46.81%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees	12,184.44	13,000.00	-815.56	93.73%
01-1743 · Continuing Disclosure Fee	0.00	2,000.00	-2,000.00	0.0%
01-1750 · Website Management	1,666.60	2,000.00	-333.40	83.33%
01-1816 · Contingency	0.00	5,000.00	-5,000.00	0.0%
Total Expense	<u>59,675.81</u>	<u>94,077.00</u>	<u>-34,401.19</u>	<u>63.43%</u>
Net Income	<u><u>36,184.21</u></u>	<u><u>0.00</u></u>	<u><u>36,184.21</u></u>	<u><u>100.0%</u></u>

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JULY 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual Jul-22	Year To Date Actual 10/1/21 - 7/31/22
REVENUES			
O&M Assessments	99,954	275	85,496
Debt Assessments (2015)	350,799	876	350,800
Debt Assessments (2016)	287,017	736	287,018
Debt Assessments (2021)	113,617	0	0
Direct Bill O&M	0	0	14,302
Direct Bill Debt (Series 2021)	0	0	107,936
Interest Income	120	0	19
Total Revenues	\$ 851,507	\$ 1,887	\$ 845,571
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	3,250	0	0
Management	32,952	2,746	27,460
Legal	13,000	0	5,745
Assessment Roll	7,500	0	0
Audit Fees	5,500	0	5,300
Insurance	6,100	0	5,706
Legal Advertisements	1,300	0	527
Miscellaneous	975	0	416
Postage	475	26	98
Office Supplies	850	70	398
Dues & Subscriptions	175	0	175
Trustee Fees	13,000	0	12,184
Continuing Disclosure Fee	2,000	0	0
Website Management	2,000	167	1,666
Contingency	5,000	0	0
Total Expenditures	\$ 94,077	\$ 3,009	\$ 59,675
EXCESS/ (SHORTFALL)	\$ 757,430	\$ (1,122)	\$ 785,896
Bond Payments (2015)	(329,751)	(867)	(334,453)
Bond Payments (2016)	(272,500)	(729)	(273,644)
Bond Payments (2021)	(107,936)	0	(107,936)
Balance	\$ 47,243	\$ (2,718)	\$ 69,863
County Appraiser & Tax Collector Fee	(15,748)	(19)	(6,966)
Discounts For Early Payments	(31,495)	0	(26,713)
NET EXCESS/ (SHORTFALL)	\$ -	\$ (2,737)	\$ 36,184

Bank Balance As Of 7/31/22	\$ 124,261.73
Accounts Payable As Of 7/31/22	\$ 5,182.77
Accounts Receivable As Of 7/31/22	\$ -
Available Funds As Of 7/31/22	\$ 119,078.96

**A.H. AT TURNPIKE SOUTH COMMUNITY DEVELOPMENT DISTRICT
TAX COLLECTIONS
2021-2022**

#	ID#	Payment From	DATE	FOR	Tax Collect Receipts Gross	Interest Received	Commission Paid	Discount	Net From Tax Collector	O & M Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (Before Discounts & Fees)	Series 2015 Debt Assessment Income (Before Discounts & Fees)	Series 2016 Debt Assessment Income (Before Discounts & Fees)	Series 2021 Debt Assessment Income (Before Discounts & Fees)	O & M Assessment Income (After Discounts & Fees)	Series 2015 Debt Assessment Income (After Discounts & Fees)	Series 2016 Debt Assessment Income (After Discounts & Fees)	Series 2021 Debt Assessment Income (After Discounts & Fees)	Series 2015 Debt Assessment Paid to Trustee	Series 2016 Debt Assessment Paid to Trustee	Series 2021 Debt Assessment Paid to Trustee
									\$851,387	\$99,954	\$0	\$350,799	\$287,017	\$113,617	\$99,954	\$350,799	\$287,017	\$113,617			
									\$809,144	\$98,957	\$0	\$329,751	\$272,500	\$107,936	\$0	\$329,751	\$272,500	\$107,936	\$329,751	\$272,500	\$107,936
1	624	D.R. Horton	11/18/21	Direct Bill	\$ 122,238.00				\$ 122,238.00	\$ 14,302.08				\$ 107,935.92	\$ 14,302.08			\$ 107,935.92	\$ -	\$ -	\$ 107,935.92
2	1	Miami-Dade Tax Collector	11/26/21	NAV Taxes	\$ 17,789.51		\$ (170.99)	\$ (731.07)	\$ 16,887.45	\$ 2,086.66		\$ 8,636.85	\$ 7,066.00		\$ 1,980.75	\$ 8,198.95	\$ 6,707.75		\$ 8,198.95	\$ 6,707.75	\$ -
3	2	Miami-Dade Tax Collector	12/03/21	NAV Taxes	\$ 559,816.60		\$ (5,374.25)	\$ (22,392.25)	\$ 532,050.10	\$ 65,666.45		\$ 271,791.00	\$ 222,359.15		\$ 62,409.40	\$ 258,310.40	\$ 211,330.30		\$ 258,310.40	\$ 211,330.30	\$ -
4	3	Miami-Dade Tax Collector	12/08/21	NAV Taxes	\$ 61,399.24		\$ (589.43)	\$ (2,455.92)	\$ 58,353.89	\$ 7,202.09		\$ 29,809.35	\$ 24,387.80		\$ 6,844.79	\$ 28,330.85	\$ 23,178.25		\$ 28,330.85	\$ 23,178.25	\$ -
5	4	Miami-Dade Tax Collector	12/20/21	NAV Taxes	\$ 16,252.74		\$ (156.74)	\$ (577.88)	\$ 15,518.12	\$ 1,906.39		\$ 7,890.75	\$ 6,455.60		\$ 1,820.17	\$ 7,534.10	\$ 6,163.85		\$ 7,534.10	\$ 6,163.85	\$ -
6	5	Miami-Dade Tax Collector	01/11/22	NAV Taxes	\$ 11,296.23		\$ (109.58)	\$ (338.92)	\$ 10,847.73	\$ 1,324.98		\$ 5,484.35	\$ 4,486.90		\$ 1,272.33	\$ 5,266.60	\$ 4,308.80		\$ 5,266.60	\$ 4,308.80	\$ -
7	6	Miami-Dade Tax Collector	02/07/22	NAV Taxes	\$ 5,417.58		\$ (52.91)	\$ (126.42)	\$ 5,238.25	\$ 635.43		\$ 2,630.25	\$ 2,151.90		\$ 614.30	\$ 2,543.25	\$ 2,080.70		\$ 2,543.25	\$ 2,080.70	\$ -
8	Int - 1	Miami-Dade Tax Collector	02/28/22	Interest		\$ 24.34			\$ 24.34	\$ 24.34					\$ 24.34				\$ -	\$ -	\$ -
9	7	Miami-Dade Tax Collector	03/07/22	NAV Taxes	\$ 9,029.30		\$ (89.39)	\$ (90.30)	\$ 8,849.61	\$ 1,059.10		\$ 4,383.75	\$ 3,586.45		\$ 1,037.96	\$ 4,296.55	\$ 3,515.10		\$ 4,296.55	\$ 3,515.10	\$ -
10	8	Miami-Dade Tax Collector	04/12/22	NAV Taxes	\$ 16,272.08		\$ (162.73)		\$ 16,109.35	\$ 1,908.68		\$ 7,900.10	\$ 6,463.30		\$ 1,889.55	\$ 7,821.10	\$ 6,398.70		\$ 7,821.10	\$ 6,398.70	\$ -
11	Int - 2	Miami-Dade Tax Collector	04/27/22	Interest		\$ 3.29			\$ 3.29	\$ 3.29					\$ 3.29				\$ -	\$ -	\$ -
12	9	Miami-Dade Tax Collector	05/06/22	NAV Taxes/Interest	\$ 12,641.02	\$ 325.07	\$ (129.65)		\$ 12,836.44	\$ 1,807.79		\$ 6,137.25	\$ 5,021.05		\$ 1,789.69	\$ 6,075.90	\$ 4,970.85		\$ 6,075.90	\$ 4,970.85	\$ -
13	10	Miami-Dade Tax Collector	06/07/22	NAV Taxes/Interest	\$ 10,835.16	\$ 325.07	\$ (111.60)		\$ 11,048.63	\$ 1,595.98		\$ 5,260.50	\$ 4,303.75		\$ 1,579.98	\$ 5,207.90	\$ 4,260.75		\$ 5,207.90	\$ 4,260.75	\$ -
14	11	Miami-Dade Tax Collector	07/05/22	NAV Taxes/Interest (TC)	\$ 1,805.86	\$ 81.26	\$ (18.87)		\$ 1,868.25	\$ 274.77		\$ 876.05	\$ 736.30		\$ 272.00	\$ 867.30	\$ 728.95		\$ 867.30	\$ 728.95	\$ -
15									\$ -												
					\$844,793.32	\$ 759.03	\$ (6,966.14)	\$ (26,712.76)	\$ 811,873.45	\$ 99,798.03	\$ -	\$ 350,800.20	\$ 287,018.20	\$ 107,935.92	\$ 95,840.63	\$ 334,452.90	\$ 273,644.00	\$ 107,935.92	\$ 334,452.90	\$ 273,644.00	\$ 107,935.92

Assessment Roll = 722,555.32

Current Year-On Roll Collections	\$844,793.32
\$	(122,238.00)
\$	-
\$	-
\$	-
\$	722,555.32

Note: \$851,387, \$99,954, \$350,799, \$287,017 and \$113,617 are 2021/2022 budgeted assessments before discounts and fees.
\$809,144, \$98,957, \$329,751, \$272,500 and \$107,936 are 2021/2022 budgeted assessments after discounts and fees.

\$	844,793.32	\$	811,873.45
\$	759.03	\$	(95,840.63)
\$	(99,798.03)	\$	(273,644.00)
\$	(107,935.92)	\$	(334,452.90)
\$	(287,018.20)	\$	(107,935.92)
\$	(350,800.20)	\$	-
\$	-	\$	-

**ACCEPT AND RECEIVE 2022 ANNUAL
ENGINEERS REPORT**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: July 7, 2022

RE: 2022 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter 2022 – 220, Laws of Florida (HB 7055). The legislation prohibits state agencies and local governments from paying or otherwise complying with a ransomware incident and establishes penalties and fines for certain ransomware offenses against a government entity¹. The law provides that a ransomware offense is punishable as a first degree felony. The legislation further provides that an employee or contractor of a government entity, with access to the government entity’s network, who willfully and knowingly aids or abets another in the commission of a ransomware offense against the government entity commits a felony of the first degree. The law defines the severity level of a cybersecurity incident in accordance with the National Cyber Incident Response Plan. State agencies and local governments must report all ransomware incidents and high severity level cybersecurity incidents to the Cybersecurity Operations Center and the Cybercrime Office within the Florida Department of Law Enforcement as soon as possible, but no later than 12 hours after the discovery of the incident. Local Governments must also report the incident to the local sheriff’s office. The legislation requires state agency and local government employees to undergo certain cybersecurity training within 30 days of employment and annually thereafter. The law requires local governments to adopt cybersecurity standards that safeguard the local government’s data, information technology (IT), and IT resources. Counties with a population less than 75,000 and municipalities with a population less than 25,000 must adopt the standards by January 1, 2025. The legislation expands the purpose of the Cybersecurity Advisory Council (CAC) to include advising local governments on cybersecurity and requires the CAC to examine reported cybersecurity and ransomware incidents to develop best practice recommendations. The effective date of this act is July 1, 2022.

2. Chapter 2022 – 221, Laws of Florida (HB 7057). The legislation provides a general public record exemption in ch. 119, F.S., for the following information held by an agency:

¹ The bill defines the term “government entity” to mean any official, officer, commission, board, authority, council, committee, or department of the executive, judicial, or legislative branch of state government; state universities; and any county or municipality, special district, water management district, and any other district in this state.

- Coverage limits and deductible or self-insurance amounts of insurance or other risk mitigation coverages acquired for the protection of IT systems, operational technology systems, or data of an agency.
- Information relating to critical infrastructure.
- Network schematics, hardware and software configurations, or encryption information or information that identifies detection, investigation, or response practices for suspected or confirmed cybersecurity incidents.
- Cybersecurity incident information reported pursuant to Sections 282.318 or 282.3185, F.S.

The law also creates a public meeting exemption for any portion of a meeting that would reveal confidential and exempt information; however, any portion of an exempt meeting must be recorded and transcribed. The recording and transcript are confidential and exempt from public record requirements. The legislation provides for release of the confidential and exempt information in certain instances and authorizes agencies to report information about cybersecurity incidents in an aggregate format. The law provides for repeal of the exemptions on October 2, 2027, unless reviewed and saved from repeal by the Legislature, and provides a public necessity statement as required by the Florida Constitution. The effective date of this act is July 1, 2022.

3. Chapter 2022 – 140, Laws of Florida (HB 7001). In 2018, the electorate of Florida amended the state constitution to prohibit lobbying by certain public officers both during public service and for a six-year period after leaving public office. This legislation implements the new constitutional public officer lobbying prohibitions. The prohibitions address lobbying on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision. It provides that the prohibitions apply to persons in public office on or after December 31, 2022. It authorizes the Commission on Ethics (Commission) to investigate and determine violations of the new prohibitions. The bill provides a range of penalties for violations and directs the Commission to report post-service lobbying violations and recommended punishment to the Governor for imposition of penalties. The prohibitions affect the following officers:

- Statewide elected officers;
- Members of the Legislature;
- County commissioners;
- Constitutional county officers and county charter officers;
- School board members;
- School superintendents;
- Elected municipal officers,
- Elected special district officers in special districts with ad valorem taxing authority;
- and
- Secretaries, executive directors, and other administrative heads of executive branch departments.

The effective date of this act is December 31, 2022.

4. Chapter 2022 – 97, Laws of Florida (HB 7071). The legislation provides for a number of tax reductions and other tax-related modifications designed to directly impact both families and businesses. Of interest to Special Districts is the provision that provides tax relief to parcel owners affected by a sudden and unforeseen collapse of a residential building. The law requires the tax collector to abate all taxes and non-ad valorem assessments for the year in which the destruction occurred, and the property appraiser must notify the owners of the abatement. The condition of the residential improvement on January 1 of the year the property was destroyed must have been in such a state that the residential improvement had no value due to a latent defect of the property not readily discernable by inspection. Parcel owners whose property tax is abated are not required to make a payment and property appraisers and tax collectors are prohibited from issuing tax notices. The legislation requires tax collectors to refund tax payments made for taxes levied in the year of collapse. The law requires value adjustment boards to dismiss petitions from parcel owners challenging the value of the parcel for the year of the collapse. The legislation also provides for the following sales tax holidays:

- Back to School July 25 to August 7
- Disaster Preparedness May 28 to June 10
- Energy Star Appliances September 1 to February 28
- Freedom Week² July 1 to July 7
- Tools used by Skilled Trade Workers September 3 to September 9
- Diapers July 1, 2022 to June 30, 2023
- Baby and Toddler Clothing July 1, 2022 to June 30, 2023
- Children’s Books May 14 to August 14
- Impact resistant Windows and Doors July 1, 2022 to June 30, 2024

Section 197.3195, Florida Statutes, as created by this act, applies retroactively to January 1, 2021. The effective date of this legislation is July 1, 2022.

5. Chapter 2022 – 83, Laws of Florida (HB 1411). The legislation promotes the use of floating solar facilities by requiring local governments to allow these facilities as a permitted use under certain conditions and to amend its land development regulations to promote the use of floating solar. Floating solar is a concept that refers to any type of solar array that floats atop a body of water. The legislation defines “floating solar facility” as a solar facility, as defined in s. 163.3205(2), F.S., which is located on wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds, reclaimed water ponds, or other water storage reservoirs. Under the law, counties and municipalities may adopt ordinances specifying buffer and landscaping requirements for floating solar facilities, however, such requirements may not exceed the requirements for similar uses involving the construction of other solar facilities that are permitted uses in agricultural land use categories and zoning districts. The effective date of this legislation is July 1, 2022.

6. Chapter 2022 – 202, Laws of Florida (HB 967). The legislation requires the turfgrass science program at the University of Florida Institute of Food and Agricultural Sciences

² Specified admissions (live music events, live sporting events, movie theater tickets, gym access, entry to fairs and festivals, etc.) and items related to recreational activities.

(UF/IFAS), in coordination with the Department of Environmental Protection (DEP), to administer certification for golf course best management practices (BMPs) in order to provide a means of documenting and ensuring compliance with BMPs for fertilizer application to golf courses. The law requires UF/IFAS to provide training and testing certification programs and to issue certificates demonstrating completion of such programs. The certification expires four years after the date of issuance, and recertification is available if an applicant completes continuing education. Persons certified in golf course BMPs are exempt from additional local training and from local ordinances relating to water and fertilizer use, blackout periods, or restrictions unless a state of emergency is declared. The legislation encourages UF/IFAS to create a registry of persons certified on its website. The effective date of this legislation is July 1, 2022.

7. Chapter 2022 – 103, Laws of Florida (HB 7049). The legislation gives a governmental agency the option to publish its legal notices on the publicly accessible website of the county in which it lies instead of in a printed newspaper or on a newspaper’s website if doing so would cost less than publishing legal notices in a newspaper. The law requires a special district spanning the geographic boundaries of more than one county and opting to publish legal notices on a publicly accessible website to publish its legal notices on the publicly accessible website of each county within its boundaries. A link to legal notices published on a publicly accessible website must be conspicuously placed on or accessible through a direct link from the (1) publicly accessible website’s homepage; and (2) the homepage of the website of each governmental agency publishing legal notices online. A governmental agency publishing legal notices on a publicly accessible website must (1) give notice in a newspaper or in a mailed or delivered publication, at least annually, that property owners and residents may receive legal notices from the governmental agency by first-class mail or e-mail upon registering with the agency; and (2) maintain a registry of property owners and residents who request in writing to receive legal notices from the governmental agency by mail or e-mail. The effective date of this act is January 1, 2023.

8. Chapter 2022 – 216, Laws of Florida (HB 1057). The legislation provides that when an agency is determining whether a vendor is a responsible vendor, an agency may establish financial stability criteria and require a vendor to demonstrate its financial stability. If an agency requires a vendor to demonstrate its financial stability during the competitive solicitation process, the agency must accept any of the following documents as evidence of the vendor’s financial stability:

- Audited financial statements that demonstrate the vendor’s satisfaction of financial stability criteria.
- Documentation of an investment grade rating from a credit rating agency designated as a nationally recognized statistical rating organization by the Securities and Exchange Commission.
- For a vendor with annual revenues exceeding \$1 billion, a letter containing a written declaration issued by the chief financial officer or controller attesting that the vendor is financially stable and meets the definition of financial stability.
- For a vendor with annual revenues of \$1 billion or less, documentation, based on criteria established by the agency, evidencing that the vendor is financially stable and meets the definition of financial stability. The criteria established by the agency must be reasonably related to the value of the contract and may not include audited financial statements.

The law does not prohibit agencies from accepting additional documentation as evidence of financial stability and it does not preclude an agency from requiring a performance bond for the duration of the contract, when appropriate. The legislation defines the term “financial stability” to mean, at a minimum, having adequate income and capital and the capacity to efficiently allocate resources, assess and manage financial risks, and maintain financial soundness through the term of the contract. The legislation is effective upon becoming law.

9. Chapter 2022 – 190, Laws of Florida (SB 1062). The relevant portion of this legislation provides that service of process against any municipal corporation, agency, board, commission, department, subdivision of the state or any county that has a governing board, council, or commission or which is a body corporate must be served on the registered agent. However, if the entity does not have a registered agent, or if the registered agent cannot be served after one good faith attempt, the entity must be served:

- On the president, mayor, chair, or other head thereof, and in the absence of the aforementioned;
- On the vice president, vice mayor, or vice chair, and in the absence of the aforementioned;
- On any member of the governing board, council, or commission, the manager of the governmental entity, or an in-house attorney for the governmental entity, and in the absence of the aforementioned;
- On any employee of the governmental entity at the main office of the governmental entity.

The effective date of this legislation is January 2, 2023.

10. Chapter 2022 – 76, Laws of Florida (SB 882). The legislation requires each of the state’s five regional water management districts (WMD), as part of its district water management plan and in cooperation with local governments, to develop a list of critical wetlands to be acquired using funds from the Land Acquisition Trust Fund. The WMD must consider the following criteria in designating a wetland for inclusion on the list:

- The ecological value of the wetland as determined by the physical and biological components of the environmental system;
- The effect of the wetland on water quality and flood mitigation;
- The ecosystem restoration value of the wetland; and
- The inherent susceptibility of the wetland to development due to its geographical location or natural aesthetics.

The law requires that before adopting or amending its list of critical wetlands, each WMD must notify property owners whose property the WMD is contemplating including on the list. A property owner who wishes to remove their property from the list must submit a letter to the WMD requesting such removal and sufficiently identifying the property. The WMD must approve the removal if those requirements are met. The effective date of this act is July 1, 2022.

11. Chapter 2022 – 121, Laws of Florida (SB 518). The legislation amends s. 163.045, F.S., to clarify that a local government may not burden a property owner’s rights to prune, trim, or remove trees on his or her own residential property if the tree “poses an unacceptable risk” to

persons or property and the property owner possesses “documentation” from a landscape architect or certified arborist. A tree poses an “unacceptable risk” if removal is the only means of practically mitigating the risk below “moderate.” The law also adds definitions for the terms “documentation” and “residential property.” The definition for “documentation” requires that an onsite assessment be made in a certain manner by a specified type of certified arborist or architect. The bill defines “residential property” as a single-family detached building located on a lot that is actively used for single-family residential purposes. The effective date of this act is July 1, 2022.

12. Chapter 2022 – 89, Laws of Florida (HB 7053). To assist local governments in resilience planning, this legislation creates the Resilient Florida Grant Program (grant program), which authorizes the Department of Environmental Protection (DEP) to provide grants to a city or county to fund the costs of community resilience planning. In addition, the law directs DEP to develop an annual Statewide Flooding and Sea Level Rise Resilience Plan (plan), which consists of a list of ranked projects submitted by cities and counties that address risks posed by flooding and sea-level rise. With respect to the plan, the legislation requires DEP to rank and include in the plan all eligible projects that were submitted for the plan and to include a detailed narrative overview describing how the plan was developed. The bill authorizes special districts that are responsible for the management and maintenance of inlets and intracoastal waterways or for the operation and maintenance of a potable water facility, a wastewater facility, an airport, or a seaport facility to submit projects for inclusion in the plan. This act is effective July 1, 2022.

13. Chapter 2022 – 266, Laws of Florida (SB 4-C). This legislation dissolves all independent special districts established by a special act prior to the ratification of the Florida Constitution on November 5, 1968, if those districts have not been reestablished, re-ratified, or otherwise reconstituted by special act or general law after such date. Such special districts will be dissolved effective June 1, 2023. The following six districts appear to operate pursuant to a charter, which predates the 1968 Florida Constitution and was not reestablished, re-ratified, or otherwise reconstituted by a special act or general law after November 5, 1968:

- Bradford County Development Authority (Bradford County)
- Sunshine Water Control District (Broward County)
- Eastpoint Water and Sewer District (Franklin County)
- Hamilton County Development Authority (Hamilton County)
- Reedy Creek Improvement District (Orange and Osceola Counties)
- Marion County Law Library (Marion County)

The law allows an independent special district affected by the bill to be re-established on or after June 1, 2023, pursuant to the requirements and limitations of ch. 189 F.S. When there is a dissolution of a special district government, the special district transfers the title to all property owned by the preexisting special district to the local general-purpose government, either a county or municipality, which shall also assume all indebtedness of the preexisting special district. This act is effective July 1, 2022.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the

District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.