

Tamarindo Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 16, 2024

Board of Supervisors
Tamarindo Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Tamarindo Community Development District will hold a Regular Meeting on May 23, 2024 at 1:15 p.m., at the offices of RWA, Inc., 6610 Willow Park Drive, Suite #200, Naples, Florida 34109. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Charles Marsala; Seat 5 (*the following will also be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligation and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Acceptance of Resignation of Andre Carmack [Seat 1]
5. Consider Appointment to Fill Unexpired Term of Seat 1; *Term Expires November 2024*
 - Administration of Oath of Office to Appointed Supervisor
6. Consideration of Resolution 2024-01, Electing and Removing Officers of the District and Providing for an Effective Date
7. Presentation of Updated Engineer's Report
8. Presentation of Second Supplemental Special Assessment Methodology Report

9. Consideration of Resolution 2024-02, Delegating To the Chairman of the Board of Supervisors of Tamarindo Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Tamarindo Community Development District Special Assessment Revenue Bonds, Series 2024, as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2024 Bonds") in Order to Finance the Series 2024 Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2024 Bonds; Approving a Negotiated Sale of the Series 2024 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of Second Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Registrar for the Series 2024 Bonds; Approving the Form of the Series 2024 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2024 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2024 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2024 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection with the Acquisition and Construction of the Series 2024 Project; and Providing an Effective Date
10. Consideration of Resolution 2024-03, Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2024; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date
11. Consideration of Forms of Issuer's Counsel Documents
 - A. Letter and Certificates Addressing the Satisfaction of the Substantial Absorption Condition
 - B. Supplemental Disclosure of Public Finance
 - C. Supplemental Notice of Special Assessments

12. Consideration of Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
13. Consideration of Resolution 2024-05, Designating a Date, Time, and Location for Landowners’ Meeting; Providing for Publication, Providing for an Effective Date
14. Consideration of Resolution 2024-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
15. Consideration of FMSbonds, Inc. Rule G-17 Disclosure Letter
16. Ratification Items
 - A. Ratification of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement
 - B. Tamarindo Community Association, Inc. CDD/HOA Maintenance Agreement
17. Acceptance of Unaudited Financial Statements as of April 30, 2024
18. Approval of August 24, 2023 Public Hearing and Regular Meeting Minutes
19. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *RWA Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 52 Registered Voters in District as of April 15, 2024
 - NEXT MEETING DATE: June 27, 2024 at 1:15 PM

○ QUORUM CHECK

SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CHRISTIAN COTTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MICHAEL BONE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	MARY MOULTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CHARLES MARSALA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

20. Board Members’ Comments/Requests

21. Public Comments

22. Adjournment

I look forward to seeing you at the upcoming meeting. In the meantime, if you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903