

***LAKE HIDEAWAY
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Date/Time:
Thursday, August 11, 2022
9:00 A.M.***

***Location:
Coastal Engineering
966 Candlelight Boulevard
Brooksville, FL 34601***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Lake Hideaway Community Development District

c/o Breeze

1540 International Parkway, Suite 2000

Lake Mary, FL 32745

813-564-7847

Board of Supervisors

Lake Hideaway Community Development District

Dear Board Members:

A Meeting of the Board of Supervisors of the Lake Hideaway Community Development District is scheduled for **Thursday, August 11, 2022 at 9:00 a.m.** at the **Coastal Engineering 966 Candlelight Boulevard, Brooksville, FL 34601.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The balance of the agenda is routine in nature. Staff will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Patricia Thibault

Patricia Thibault

District Manager

813-564-7847

CC: Attorney
Engineer
District Records

District: LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, August 11, 2022

Time: 9:00 A.M.

Location: Coastal Engineering
966 Candlelight Boulevard
Brooksville, Florida 34601

Dial In: 312-626-6799
Meeting ID: 765 408 9133
Passcode: 12345

Agenda

Note: For the full agenda package, please contact patricia@breezehome.com

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- III. Business Items**
 - A. FY 2022-2023 Budget Public Hearing**
 - Open Public Hearing
 - Presentation of the FY 2022-2023 Budget **Exhibit 1**
 - Affidavit of 1st and 2nd Publication - July 22, 2022 and 29, 2022
 - Public Comments
 - Close Public Hearing
 - B. Consideration and Adoption of Resolution 2022-40, Adopting Final Budget for FY 2022-2023** **Exhibit 2**
 - Exhibit A – FY 2022-2023 Budget
 - Exhibit B - FY 2022-2023 Budget Funding Agreement
 - C. Consideration and Adoption of Resolution 2022-41, Adopting FY 2022-2023 Meeting Schedule** **Exhibit 3**
 - D. Consideration for Arbitrage Rebate Counselors, LLC Proposals** **Exhibit 4**
 - Exhibit A - Presentation of Arbitrage Rebate Counselors Brochure
 - Presentation of Annual Arbitrage Calculations Contract
- IV. Consent Agenda**
 - A. Acceptance of the May Unaudited Financial Statement** **Exhibit 5**

B. Consideration and Approval of April 14, 2022 Regular Meeting Minutes **Exhibit 6**

C. Consideration and Approval of June 3, 2022 Regular Meeting Minutes **Exhibit 7**

V. Staff Reports

A. District Manager

B. District Attorney

C. District Engineer

VI. Supervisors Requests

VII. Audience Comments – New Business – *(limited to 3 minutes per individual for non-agenda items)*

VIII. Adjournment

EXHIBIT 1

**STATEMENT 1
LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT
FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)**

	FY 2022 Adopted	FY 2023 Proposed	FY 2022 - FY 2023 Variance
I. REVENUE			
GENERAL FUND REVENUE /(a)	\$ 77,387	\$ 214,952	\$ 137,565
INTEREST			
TOTAL REVENUE	77,387	214,952	137,565
II. EXPENDITURES			
GENERAL ADMINISTRATIVE			
SUPERVISORS COMPENSATION (3 Supervisors- 8 Meetings)	4,800	4,800	-
PAYROLL TAXES	367	367	-
PAYROLL PROCESSING	330	495	165
MANAGEMENT CONSULTING SERVICES	17,000	23,000	6,000
CONSTRUCTION ACCOUNTING SERVICES	-	9,000	9,000
PLANNING, COORDINATING & CONTRACT SERVICES	24,000	36,000	12,000
ADMINISTRATIVE SERVICES	2,400	3,600	1,200
BANK FEES	300	150	(150)
AUDITING SERVICES	-	3,600	3,600
INSURANCE	5,500	5,500	-
REGULATORY AND PERMIT FEES	175	175	-
LEGAL ADVERTISEMENTS	3,000	3,000	-
ENGINEERING SERVICES	2,500	2,500	-
LEGAL SERVICES	10,000	10,000	-
WEBSITE HOSTING	2,015	2,015	-
ADMINISTRATIVE CONTINGENCY	5,000	5,000	-
TOTAL GENERAL ADMINISTRATIVE	77,387	109,202	31,815
DEBT ADMINISTRATION:			
DISSEMINATION AGENT	-	5,000	5,000
TRUSTEE FEES	-	4,500	4,500
ARBITRAGE	-	650	650
TOTAL DEBT ADMINISTRATION	-	10,150	10,150

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PHYSICAL ENVIRONMENT EXPENDITURES			
COMPREHENSIVE FIELD SERVICES	-	5,000	5,000
STREETPOLE LIGHTING	-	42,600	42,600
POND MAINTENANCE	-	18,000	18,000
CONTINGENCY FOR PHYSICAL ENVIRONMENT	-	30,000	30,000
TOTAL PHYSICAL ENVIRONMENT EXPENDITURES	-	95,600	95,600
TOTAL EXPENDITURES	77,387	214,952	137,565
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	-	-
FUND BALANCE - BEGINNING	-	-	-
FUND BALANCE - ENDING	\$ -	\$ -	\$ -

Footnote:

(1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

STATEMENT 2

Lake Hideaway Community Development District - Contract Summary

FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE	ANNUAL
GENERAL ADMINISTRATIVE:			
SUPERVISORS COMPENSATION	Board of Supervisors	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor	\$ 4,800
PAYROLL TAXES	Payroll	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll	\$ 367
PAYROLL PROCESSING	Innovative	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$55 for the processing of payroll related to Supervisor compensation	\$ 495
MANAGEMENT CONSULTING SERVICES	BREEZE	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$ 23,000
CONSTRUCTION ACCOUNTING SERVICES	BREEZE	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$ 9,000
PLANNING & COORDINATING SERVICES	BREEZE	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure	\$ 36,000
ADMINISTRATIVE SERVICES	BREEZE	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.	\$ 3,600
BANK FEES	Bank United	Estimated for any bank related fees and check printing	\$ 150
AUDITING	DIBARTOLOMEO	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$ 3,600
INSURANCE	EGIS	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received fro EGIS	\$ 5,500
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$ 175
LEGAL ADVERTISEMENTS	Local Newspaper	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$ 3,000
ENGINEERING SERVICES	Stantec	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$ 2,500
LEGAL SERVICES	Strayley, Robin Vericker	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Superviros and the District Manager	\$ 10,000

WEBSITE HOSTING	Campus Suite	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$ 2,015
ADMINISTRATIVE CONTINGENCY		Estimated for items not known and considered in the administrative allocations	\$ 5,000
DEBT SERVICE ADMINISTRATION:			
DISSEMINATING AGENT	LERNER	The District is required by the Securities & Exchange Commission to comply with Ruke 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$ 5,000
TRUSTEE FEES	US BANK	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee	\$ 4,500
ARBITRAGE	LLS	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July	\$ 650
PHYSICAL ENVIRONMENT:			
COMPREHENSIVE FIELD SERVICES		Directs day to day operations and oversees field services technician. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage of RFP for ongoing maintenance, prepare written monthly reports to the Board, including travel for field technician.	\$ 5,000
STREETPOLE LIGHTING	Gig Fiber, LLC	The District has contracted for streetpole lighting. There are 42 Streetlights in phase 1A and 29 streetlights. Install is anticipated for December 2022	\$ 42,600
POND MAINTENANCE		The District will be contracting for the monthly care and maintenance of the 9 lakes and ponds throughout the District that are estimated to be completed in March of FY 23.	\$ 18,000
PHYSICAL ENVIRONMENT CONTINGENCY		Additional maintenance added with new areas coming online	\$ 30,000

\$ 214,952.20



THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA

COUNTY OF HERNANDO :

Before the undersigned authority personally appeared Julie B. Maglio, who on oath says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida; that the attached copy of the advertisement, being a

Notice of Public Hearing and Board of Supervisors Meeting

in the matter of

The Board of Supervisors of the Lake Hideaway Community Development District

in said newspaper in the issue(s) of:

July 22, 29, 2022

Affiant further says that the said newspaper is a newspaper published at Brooksville, in said Hernando County, Florida, and that the said newspaper has heretofore been continuously published in said Hernando County, Florida, each week and has been entered as periodicals matter at the post office in Brooksville, in said Hernando County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn to and subscribed before me this 29th day of July, 2022.

(Signature of Notary Public)



LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known or

produced identification _____

Type of identification produced _____

Notice of Public Hearing and Board of Supervisors Meeting of the Lake Hideaway Community Development District

The Board of Supervisors (the "Board") of the Lake Hideaway Community Development District (the "District") will hold a public hearing and a meeting on August 11, 2022, at 9:00 a.m. at the offices of Coastal Engineering, 966 Candlelight Blvd., Brooksville, Florida 34601.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.lakehideawaycdd.com>, or may be obtained by contacting the District Manager's office via email at Patricia@breezehome.com or via phone at (813) 564-7847.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly the 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.

Patricia Thibault
District Manager

Published: July 22, 29, 2022

EXHIBIT 2

RESOLUTION 2022-40

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Lake Hideaway Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, **Hawk Lake Hideaway, LLC (“Developer”)**, as the developer of certain lands within the District, has agreed to fund the FY 2022-2023 Budget as shown in the revenues line item of the FY 2022-2023 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed

necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Lake Hideaway Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2022.

Attested By:

**Lake Hideaway
Community Development District**

Secretary/Assistant Secretary

Michael Lawson
Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

Exhibit B: Form of Budget Funding Agreement with Developer

**STATEMENT 1
LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT
FY 2023 PROPOSED BUDGET - GENERAL FUND (O&M)**

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LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT
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FUND BALANCE - BEGINNING	-	-	-
FUND BALANCE - ENDING	\$ -	\$ -	\$ -

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STATEMENT 2

Lake Hideaway Community Development District - Contract Summary

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PHYSICAL ENVIRONMENT CONTINGENCY		Additional maintenance added with new areas coming online	\$ 30,000

\$ 214,952.20

Budget Funding Agreement
Fiscal Year 2022-2023

This Agreement is made and entered into this 11th day of August, 2022, by and between the **Lake Hideaway Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Hernando County, Florida (hereinafter "**District**"), and **Hawk Lake Hideaway, LLC**, a Delaware limited liability company (hereinafter "**Developer**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Hernando County, Florida, (the "**County**") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2022-2023, which year commences on October 1, 2022 and concludes on September 30, 2023; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2022-2023 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2022-2023, as described in Exhibit "A," and as may be amended from time to time by the District.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A", as may be amended from time to time, within thirty (30) days of written request by the District. The monies to be funded by the Developer will be the difference between any actual on-roll and other non-off roll revenues received by the District minus the actual expenditures incurred by the District and will be provided on an "as needed" basis only. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees or assessments

which might otherwise be levied or imposed by the District. However, at the end of each fiscal year if it is determined there is a surplus that is related to the deficit funding provided by the Developer; the Developer will be entitled to a return of such funds up to the total amount deficit funded.

2. The parties hereto recognize that a portion of the aforereferenced operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

3. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

6. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

7. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.

8. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or

conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

Attest:

**Lake Hideaway Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

By: _____
Michael Lawson
Chair of the Board of Supervisors

Hawk Lake Hideaway, LLC
a Delaware limited liability company

By: _____
John Ryan
Manager

Exhibit "A" – Fiscal Year 2022-2023 General Fund Budget

EXHIBIT 3

RESOLUTION 2022-41

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE HIDEAWAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Lake Hideaway Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hernando County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “Board”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2022, and ending on September 30, 2023 (the “FY 2022/2023”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2022/2023 annual public meeting schedule to Hernando County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 11, 2022.

ATTEST:

**LAKE HIDEAWAY COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

Exhibit A
Notice of Meetings
Fiscal Year 2022/2023
Lake Hideaway Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2022/2023 Regular Meetings of the Board of Supervisors of the Lake Hideaway Community Development District shall be held at **9:00 a.m. at the offices of Coastal Engineering, 966 Candlelight Blvd., Brooksville, Florida 34601**. The meeting dates are as follows:

October 13, 2022
November 10, 2022
December 8, 2022
January 12, 2023
February 9, 2023
March 9, 2023
April 13, 2023
May 11, 2023
June 8, 2023
July 13, 2023
August 10, 2023
September 14, 2023

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 564-7847, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (813) 564-7847. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the 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.

Breeze, District Management

Publish: September 30, 2022 (Business Observer – Hernando County)

EXHIBIT 4

Arbitrage Rebate Counselors, LLC has provided arbitrage rebate compliance services to its clients since 1996. The firm is headed by John C. Rogers, who has 30 years of experience in the public finance industry as an investment banker at Dolphin & Bradbury Inc., Philadelphia, PA and as a financial advisor with Penn Capital Advisors, Malvern, PA. Mr. Rogers holds an M.B.A. from Cornell University and a B.A. from Tufts University. Mr. Rogers has also served as a Board Member for the Municipal Bond Club of Philadelphia.

The arbitrage rebate regulations have created a challenge for issuers of municipal bonds: the issuer wishes to maximize its investment return on bond proceeds, without spending monies that are “rebtable” to the U.S. Government. The solution to this dilemma is to obtain an accurate, timely rebate report. Arbitrage Rebate Counselors has completed more than 1,000 rebate engagements for over \$10 billion of bonds, and has assisted its clients in attaining the goal of maximizing returns on invested funds while still complying with the rebate regulations.

ARC

Arbitrage Rebate Counselors

*Arbitrage Rebate Compliance
For Issuers of Tax-Exempt Bonds*



Arbitrage Rebate Counselors, LLC

John C. Rogers, President

32 Whitemarsh Road

Ardmore, PA 19003

(610) 764-7998

jcrogers279@gmail.com

www.arbitragerebate.net

Arbitrage Rebate Services

- ◆ Obtain all relevant records from Trustee, Issuer & Bond Counsel, including...
 - Trustee Statements of Project Fund Investments and Disbursements.
 - Bond Closing Documents.
- ◆ Review all documentation to understand specifics of Bond Issue, including applications of Bond Proceeds.
- ◆ Compile a computerized record of all expenditures of Bond Proceeds; verify and recalculate original arbitrage yield.
- ◆ Compute an estimated rebate liability and prepare an opinion letter and report summarizing the results.
- ◆ If required, review updated Project Fund Investments and Disbursements and update rebate liability on each Bond Year anniversary.
- ◆ On each 5-year anniversary date, review all prior records and reports.
- ◆ On each 5-year anniversary date, prepare a rebate installment report, "8038-T" form, and assist the Issuer in making arrangements for the rebate installment payment.

Representative Clients

Municipal

Bucks County (PA)
Cumberland County (NJ)
Smithtown (NY)
Berks County (PA)
New Brunswick Pkg. (NJ)
Lancaster Area Sewer (PA)
Sea Isle City (NJ)
Lehigh Cnty. Wtr. & Sew. (PA)
City of Scranton (PA)
Morristown Parking (NJ)
North Penn Water (PA)
Tredyffrin Township (PA)
York City Sewer (PA)
City of Wildwood (NJ)
New Kensington Sewer (PA)
North Wales Water (PA)

Industrial Development

Lancaster Convent. Ctr. (PA)
Newark Downtown Dist. (NJ)
Mohegan Sun Arena (PA)
PNC Field (PA)
Susquehanna Airport (PA)

Housing

Branch Village (NJ)
Brigantine Homes (NJ)
Ocean Towers (NJ)
Riverside Arms (NJ)
Egg Harbor Family (NJ)

Hospital

Children's Hosp. of Phila. (PA)
St. Peter's University Hosp. (NJ)
Lancaster General Hosp. (PA)
Christiana Hospital (NJ)
Hunterdon Hospital (NJ)
St. Joseph's Health (NJ)

Senior Care

Baptist Homes (PA)
Jefferson's Ferry (NY)
St. Anne's Retirement (PA)
Cadbury Senior Life (NJ)
Waverly Heights (PA)
The Hickman (PA)
Pennswood Village (PA)
Vincentian Collaborative (PA)

Secondary / Higher Education

Haverford College (PA)
Duquesne University (PA)
Gill St. Bernard's Prep. (NJ)
Tacony Academy Charter (PA)
State College School Dist. (PA)
Arcadia University (PA)

Social Services

Children's Home Pittsburgh (PA)
Eden Autism (NJ)
Elwyn, Inc. (PA)
Watson Institute (PA)
Girl Scouts Southeast PA

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

July 26, 2022

Lake Hideaway Community Development District
c/o Patricia Comings-Thibault, Dir. Dist. Mgt. Services
Breeze Homes
1540 International Pkwy., Suite 2000
Lake Mary, FL 32746

Re: Contract – Annual Arbitrage Calculations – Lake Hideaway CDD – Capital Improvement Revenue Bonds (“Highland Trails Series”)

Dear Lake Hideaway CDD:

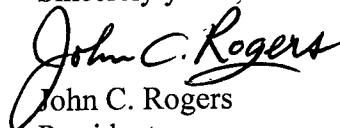
Arbitrage Rebate Counselors hereby contracts with Lake Hideaway CDD to provide annual arbitrage calculations for the above-referenced Lake Hideaway Series.

The annual arbitrage calculations will cover one-year periods while the Lake Hideaway Series are outstanding; we will provide all arbitrage services listed in the attached brochure.

To do the annual arbitrage calculations, we will need: (1) trust fund statements for the Construction, Capitalized Interest and Debt Service Reserve Funds, and (2) and I.R.S. Form 8038.

Our fee to prepare each annual arbitrage calculation for the Lake Hideaway Series is a “flat rate” of \$475.00. Our fee includes any “out of pocket” expenses we might incur.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

EXHIBIT 5

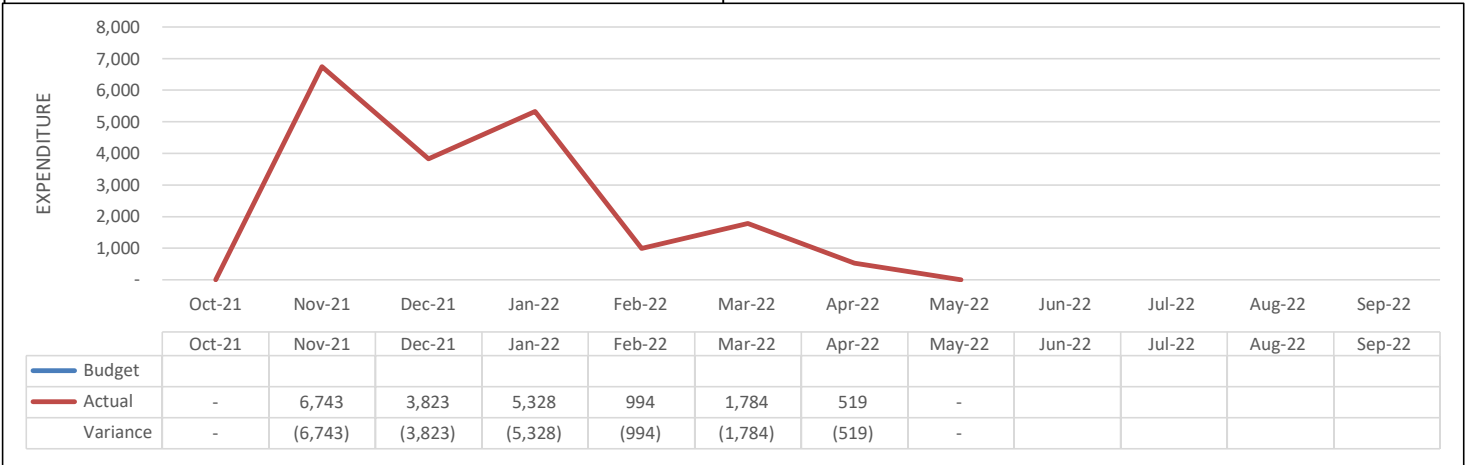
Lake Hideaway CDD
Financial Report Summary - General Fund
5/31/2022

For The Period Ending :	GENERAL FUND 5/31/2022		
CASH BALANCE	\$ -		
PREPAID & DEPOSITS	-		
PLUS: ACCOUNTS RECEIVABLE - OFF ROLL	-		
PLUS: ACCOUNTS RECEIVABLE - ON ROLL	-		
PLUS: ACCOUNTS RECEIVABLE - OTHER	-		
LESS: ACCOUNTS PAYABLE AND ACCRUED EXPENSES	(19,190)		
NET CASH BALANCE	\$ (19,190)		

GENERAL FUND REVENUE AND EXPENDITURES:	5/31/2022 ACTUAL YEAR-TO-DATE	5/31/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ -	\$ 77,387	\$ (77,387)
EXPENDITURES (YTD)	(19,190)	(51,650)	32,460
NET OPERATING CHANGE	\$ (19,190)	\$ 25,737	\$ (44,927)
AVERAGE MONTHLY EXPENDITURES	\$ 2,399	\$ 6,456	\$ 4,057
PROJECTED EOY BASED ON AVERAGE	\$ 28,785	\$ 77,475	\$ 48,690

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	5/31/2022 ACTUAL YEAR-TO-DATE	5/31/2022 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ASSESSMENTS-OFF-ROLL (NET)	\$ -	\$ -	\$ -
MISCELLANEOUS REVENUE	-	77,387	(77,387)
TOTAL REVENUE:	\$ -	\$ 77,387	(77,387)
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	19,190	47,983	28,793
INSURANCE	-	3,667	3,667
DEBT ADMINISTRATION	-	-	-
FIELD SERVICE EXPENDITURES - COMPREHENSIVE	-	-	-
FIELD SERVICE EXPENDITURES - SECURITY	-	-	-
FIELD SERVICE EXPENDITURES - OTHER	-	-	-
AMENITY CENTER EXPENDITURES	-	-	-
RESERVE	-	-	-
UNBUDGETED EXPENDITURES	-	-	-
TOTAL EXPENDITURES	\$ 19,190	\$ 51,650	\$ 32,460

GENERAL FUND BUDGET VS ACTUAL EXPENDITURES:



(1) Revenue collections from County tax collector and/or budget funding agreement as needed only based on actual expenditures. Draws upon budget funding agreement can only be based on actual expenditures.

EXHIBIT 6

1 **MINUTES OF MEETING**

2 **LAKE HIDEAWAY**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Lake Hideaway Community Development
5 District was held on Thursday, April 14, 2022 at 9:00 a.m. at Coastal Engineering, 966 Candlelight
6 Boulevard, Brooksville, Florida 34601.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Doug Draper	Board Supervisor, Vice Chairman
12	Lori Price	Board Supervisor, Assistant Secretary

13 *The following is a summary of the discussions and actions taken at the April 14, 2022 Lake Hideaway CDD*
14 *Board of Supervisors Advanced Meeting.*

15 **SECOND ORDER OF BUSINESS – Audience Comments**

16 There being none, the next item followed.

17 **THIRD ORDER OF BUSINESS – Business Items**

18 A. Exhibit 1: Consideration of Form 8B – Memorandum of Voting Conflict for County,
19 Municipal, and Other Local Public Offices

20 B. Exhibit 2: Consideration and Adoption of the Resolution 2022-34, Appointing and Fixing
21 Compensation for District Management

22 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
23 Resolution 2022-34, Appointing and Fixing Compensation for District Management for the Lake
24 Hideaway Community Development District.

25 C. Exhibit 3: Consideration and Adoption of the Resolution 2022-35, Designation of Officers

26 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
27 the Resolution 2022-35, Designation of Officers for the Lake Hideaway Community Development
28 District.

29 D. Exhibit 4: Consideration and Adoption of the Resolution 2022-36, Designation of
30 Primary Administrative Office & Principal Headquarters

31 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
32 the Resolution 2022-36, Designation of Primary Administrative Office & Principal Headquarters
33 for the Lake Hideaway Community Development District.

34 E. Exhibit 5: Consideration and Adoption of the Resolution 2022-37, Designation of
35 Authorized Bank Signatories

36 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
37 the Resolution 2022-37, Designation of Authorized Bank Signatories for the Lake Hideaway
38 Community Development District.

39 F. Exhibit 6: Consideration and Adoption of the Interlocal Agreement Between Hernando
40 County and the Lake Hideaway CDD

41 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
42 the Interlocal Agreement Between Hernando County and the Lake Hideaway CDD for the Lake
43 Hideaway Community Development District.

44 **FOURTH ORDER OF BUSINESS – Consent Agenda**

45 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board accepted
46 the Consent Agenda for the Lake Hideaway Community Development District.

47 A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors
48 Regular Meeting Held January 13, 2022

49 **FIFTH ORDER OF BUSINESS – Staff Reports**

- 50 A. District Manager – There being none, the next item followed.
- 51 B. District Attorney – There being none, the next item followed.
- 52 C. District Engineer – There being none, the next item followed.

53 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

54 There being none, the next item followed.

55 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business– (limited to 3 minutes**
56 *per individual for non-agenda items)*

57 There being none, the next item followed.

58 **EIGHTH ORDER OF BUSINESS – Adjournment**

59 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
60 adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

61 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned
62 the meeting for the Lake Hideaway Community Development District.

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

66 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
67 **meeting held on _____.**

68

Signature

Signature

69 _____
Printed Name

Printed Name

70 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 7

1 **MINUTES OF MEETING**

2 **LAKE HIDEAWAY**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Advanced Meeting of the Board of Supervisors of the Lake Hideaway Community
5 Development District was held on Friday, June 3, 2022 at 1:00 p.m. at Coastal Engineering, 966 Candlelight
6 Boulevard, Brooksville, Florida 34601.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Mike Lawson	Board Supervisor, Chairman
11	Doug Draper	Board Supervisor, Vice Chairman
12	Lori Price	Board Supervisor, Assistant Secretary

13 *The following is a summary of the discussions and actions taken at the June 3, 2022 Lake Hideaway CDD*
14 *Board of Supervisors Advanced Meeting.*

15 **SECOND ORDER OF BUSINESS – Audience Comments**

16 There being none, the next item followed.

17 **THIRD ORDER OF BUSINESS – Business Items**

- 18 A. Exhibit 1: Presentation of Proposed Budget FY 2022-2023
19 B. Exhibit 2: Consideration and Approval of **Resolution 2022-38, Approving Proposed**
20 **Budget and Setting Public Hearing (FY 2022-2023)**

21 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved
22 **Resolution 2022-38, Approving Proposed Budget and Setting Public Hearing (FY 2022-2023)**
23 for the Lake Hideaway Community Development District.

24 ➤ Exhibit A – Proposed Budget for FY 2022-2023

- 25 C. Exhibit 3: Consideration and Approval of **Resolution 2022-39, Amendment of**
26 **Boundaries**

27 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
28 the **Resolution 2022-39, Amendment of Boundaries** for the Lake Hideaway Community
29 Development District.

- 30 D. Exhibit 4: Amortization Recalculation Agreement Lake Hideaway CDD

31 On a MOTION by Mr. Lawson, SECONDED by Ms. Draper, WITH ALL IN FAVOR, the Board approved
32 the Amortization Recalculation Agreement for the Lake Hideaway Community Development District.

33 **FOURTH ORDER OF BUSINESS – Consent Agenda**

- 34 A. Exhibit 5: Presentation of Lake Hideaway CDD Number of Registered Voters
35 - There are 0 registered voters.

36 **FIFTH ORDER OF BUSINESS – Staff Reports**

- 37 A. District Manager – There being none, the next item followed.

38 B. District Attorney – There being none, the next item followed.

39 C. District Engineer – There being none, the next item followed.

40 **SIXTH ORDER OF BUSINESS – Supervisors Requests**

41 There being none, the next item followed.

42 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business–** *(limited to 3 minutes*
43 *per individual for non-agenda items)*

44 There being none, the next item followed.

45 **EIGHTH ORDER OF BUSINESS – Adjournment**

46 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
47 adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

48 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned
49 the meeting for the Lake Hideaway Community Development District.

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

53 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
54 **meeting held on _____.**

55

Signature

Signature

56

Printed Name

Printed Name

57 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**