

MINUTES OF MEETING
DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Dowden West Community Development District continued their January 18, 2024 meeting and reconvened January 25, 2024 at 10:30 a.m. in the offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Chuck Bell	Chairman
Gabe Madlang <i>joined late</i>	Vice Chairperson
Tom Franklin	Assistant Secretary
Dane Hamilton	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jan Carpenter	District Counsel
Rey Malave	District Engineer <i>by telephone</i>
Sete Zare	Underwriter <i>by telephone</i>
Tim Bramwell	Bond Counsel <i>by telephone</i>

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Financing Matters

A. Consideration of Supplemental Engineer's Report

Mr. Malave stated the biggest change from the prior version is the January 25th date is what is on the report and the substance is identical to the submittal.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the Supplemental Engineer's Report was approved.

B. Consideration of Master Assessment Methodology Report for Assessment Area Two

Mr. Showe stated the Master Assessment Methodology for Assessment Area Two is similar to the prior one and staff and the bond folks have worked out how we are going to assess and recognize those additional lots from the prior assessment area. They will not show up in the master but will show up in the supplemental assessment reports as we issue debt on them. We changed the date and made minor clarifications,

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the Master Assessment Methodology Report for Assessment Area Two was approved.

**Mr. Madlang joined the meeting at this time.*

C. Consideration of Resolution 2024-04 Declaring Special Assessments

Ms. Carpenter stated the first thing the Board does is declare assessments and in this case it would be declaring assessments on the two new areas not previously assessed. Resolution 2024-04 adopts the assessment roll as set forth in the master methodology. After this resolution we will adopt a resolution setting a time and place for a public hearing and at that point we will levy the assessments and they become a lien on the property.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Resolution 2024-04 Declaring Special Assessments was approved.

D. Consideration of Resolution 2024-05 Setting a Public Hearing for Special Assessments

Mr. Showe stated we would like to set a meeting late February as a special meeting to hold this hearing then we can wrap up everything at your regular meeting in March.

Ms. Carpenter stated Resolution 2024-05 sets the public hearing to impose assessments.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Resolution 2024-05 setting the public hearing for February 29, 2024 at 9:00 a.m. was approved.

E. Consideration of Bond Counsel Engagement Letter from Akerman, LLP

On MOTION by Mr. Bell seconded by Mr. Madlang with all in favor the Bond Counsel engagement letter with Akerman, LLP was approved.

F. Consideration of Resolution 2024-08 Amending and Restating Resolution 2024-06 in its Entirety

Ms. Carpenter stated we finalized the assessments for the 2018 bond issue at the last meeting and finalized assessments; however, in setting the assessment hearing for this bond issue we realized that once the expansion area was added into the 2018 bonds, there wasn't enough bond debt to levy debt on all of the lots in the first assessment area. There were 58 lots in NIC that are going to be assessed based on this bond issue. We wanted to clarify in the resolution that the project was completed and the assessments are finalized and actually list the assessment roll so it is clear that those 58 lots were not assessed for the 2018 debt so we can put the 2024 debt on them.

On MOTION by Mr. Madlang seconded by Mr. Franklin with all in favor Resolution 2024-08 Amending and Restating Resolution 2024-06 in its Entirety was approved.

FOURTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

FIFTH ORDER OF BUSINESS


Other Business

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the meeting adjourned at 10:39 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman