



Rizzetta & Company

# Mira Lago West Community Development District

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## Board of Supervisors' Meeting August 3, 2020

District Office:  
9428 Camden Field Parkway  
Riverview, Florida 33578  
813.533.2950

[www.MiraLagoWestCDD.org](http://www.MiraLagoWestCDD.org)

# MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

Southshore Regional Library, 15816 Beth Shields Way, Ruskin, FL 33573

<b>Board of Supervisors</b>	Lennie Fine	Chair
	Hector Ortiz	Vice Chair
	Jennifer Parra	Assistant Secretary
	Justin Goushaw	Assistant Secretary
	Simon Schmieder	Assistant Secretary
<b>District Manager</b>	Jennifer Goldyn	Rizzetta & Company, Inc.
<b>District Counsel</b>	Scott Steady	Burr Forman, LLP
<b>District Engineer</b>	Stephen Brletic	JMT

## **All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the 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 the appeal is to be based.

July 27, 2020

Board of Supervisors  
Mira Lago West Community  
Development District

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Mira Lago West Community Development District will be held on **Monday, August 3, 2020 at 7:00 p.m.** via conference call pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-150). The following is the tentative agenda for the meetings:

**BOARD OF SUPERVISORS MEETING:**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. Aquatic Maintenance Report.....Tab 1
  - B. District Counsel
  - C. District Engineer
  - D. District Manager
    1. Presentation of Unaudited Financial Statements.....Tab 2
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Board of Supervisors' Meeting held on June 1, 2020.....Tab 3
  - B. Presentation of Minutes of the Audit Committee Meeting held on June 1, 2020..... Tab 4
  - C. Consideration of Operations & Maintenance Expenditures for May 2020 and June 2020.....Tab 5
- 5. BUSINESS ITEMS**
  - A. Consideration of Aquatic Service Proposals .....Tab 6
  - B. Consideration of Solitude Contract Restoration Proposal .....Tab 7
  - C. Public Hearing on Fiscal Year 2020/2021 Final Budget
    1. Consideration of Resolution 2020-04, Adopting Final Budget.....Tab 8
  - D. Public Hearing on Fiscal Year 2020/2021Special Assessments
    1. Consideration of Resolution 2020-05, Imposing Special Assessments and Certifying an Assessment Roll..... Tab 9
  - E. Consideration of Resolution 2020-06, Adopting Fiscal Year 2020-2021 Meeting Schedule..... Tab 10
  - F. Consideration of Resolution 2020-07, Re-Designating Assistant Secretary.....Tab 11
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, do not hesitate to contact us at (813) 533-2950.

Sincerely,

*Jennifer Goldyn*

Jennifer Goldyn, District Manager

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**MIRA LAGO WEST  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Mira Lago West Community Development District was held on **Monday, June 1, 2020 at 7:04 p.m.** via conference call pursuant to Governor DeSantis' executive Order 20-69 as extended by Executive Order 20-112.

Present via teleconference and constituting a quorum:

Lennie Fine	<b>Board Supervisor, Chairman</b>
Hector Ortiz	<b>Board Supervisor, Vice Chairman</b>
Jennifer Parra	<b>Board Supervisor, Asst. Secretary</b>
Justin Goushaw	<b>Board Supervisor, Asst. Secretary</b>
Sam Schmieder	<b>Board Supervisor, Asst. Secretary</b>

Also present via teleconference were:

Bryan Radcliff	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Jennifer Goldyn	<b>District Manager; Rizzetta &amp; Co., Inc.</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Radcliff called the meeting to order and read roll call, confirming a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience members present for questions and/ or comments.

**THIRD ORDER OF BUSINESS**

**Consideration of the Aquatics  
Maintenance Report**

**A. Aquatics Maintenance Report**

Mr. Radcliff presented the Aquatics Maintenance Report. The Board requested follow-up on the algae growth in pond #4.

**i. Consideration of Solitude's Budget Letter**

The Board agreed to table the budget increase proposal from Solitude Lake Management.

49 The Board also requested proposals for aquatic maintenance for the next  
50 meeting.

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52 **B. District Counsel**

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54 Not present; no report provided.

55  
56 **C. District Engineer**

57  
58 Not present; no report provided

59  
60 i. Mr. Radcliff reviewed the status of the Pond Bank Restoration  
61 Project and advised the Board that the work should begin the first  
62 week of June.

63  
64 **D. District Manager**

65  
66 Mr. Radcliff announced that the next meeting is scheduled to be held on  
67 August 3, 2020 and the Board will be holding their public hearing to adopt the fiscal  
68 year 2020/2021 final budget.

69  
70 i. Presentation of Unaudited Financial Statements

71  
72 Mr. Radcliff presented the latest monthly unaudited financial statements to  
73 the Board for review.

74  
75 Mr. Radcliff announced to the Board that Jennifer Goldyn will be transitioning  
76 to the District Manager role for the District.

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78 The Board requested the District Manager reach out to the HOA to request  
79 an email blast notifying residents of the date and time of the public hearing for  
80 adoption of the final budget.

81  
82 ii. Announcement Regarding Registered Voter Count

83  
84 Mr. Radcliff announced that there were 1,339 registered voters in the District  
85 as of April 15, 2020. He also advised the Board that seats #1,2 and 3 were up for  
86 election.

87  
88 iii. Presentation of Audit for Fiscal Ended September 30, 2019

89  
90 Mr. Radcliff presented the audit for year ended September 30, 2019/.

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On a Motion by Mr. Fine, seconded by Mr. Goushaw, with all in favor, the Board accepted the audit for Fiscal Year ended September 30, 2019 for the Mira Lago West Community Development District.

93 **FORTH ORDER OF BUSINESS** **Consideration of Minutes of the**  
94 **Board of Supervisors' Meeting**  
95 **held on February 24, 2020**  
96

97 The Board requested research on the possible double billing from the District Engineer.  
98

On a Motion by Mr. Ortiz, seconded by Mr. Schmieder, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on February 24, 2020 as presented for the Mira Lago West Community Development District.

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100 **FIFTH ORDER OF BUSINESS** **Consideration of Minutes of the**  
101 **Audit Committee Meeting held**  
102 **on February 24, 2020**  
103

On a Motion by Ms. Parra, seconded by Mr. Goushaw, with all in favor, the Board of Supervisors approved the minutes of the Audit Committee Meeting held on February 24, 2020 as presented for the Mira Lago West Community Development District.

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105 **SIXTH ORDER OF BUSINESS** **Consideration of Operations &**  
106 **Maintenance Expenditures for**  
107 **February, March, and April 2020**  
108

109 Mr. Radcliff presented the operation and maintenance expenditures for February,  
110 March and April 2020. The Board requested a follow-up on late charges from T.E.C.O.  
111

On a Motion by Mr. Ortiz, seconded by Mr. Fine, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for February (\$10,818.58), March (\$9,533.76), and April (\$11,866.51), 2020, for the Mira Lago West Community Development District.

112  
113 **SEVENTH ORDER OF BUSINESS** **Consideration of**  
114 **Recommendation from the**  
115 **Audit Committee**  
116

117 Mr. Radcliff stated that the audit committee met prior to the onset of the Board  
118 meeting.  
119

On a Motion by Mr. Schmieder, seconded by Mr. Goushaw, with all in favor, the Board of Supervisors accepted the recommendation from the audit committee and chose to enter into contract with the number one ranked bidder – Berger, Toombs, Elam, Gaines & Frank for the District's fiscal years 2020-2022 audit services for the Mira Lago West Community Development District.

122 **EIGHTH ORDER OF BUSINESS** **Ratification of Architectural**  
123 **Fountains Proposal**  
124

125 Mr. Radcliff presented the proposal from Architectural Fountains for ratification.  
126

On a Motion by Ms. Parra, seconded by Mr. Schmieder, with all in favor, the Board of Supervisors ratified the approval of Architectural Fountains' Proposal (\$3,844.00), for the Mira Lago West Community Development District.

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128 **NINTH ORDER OF BUSINESS** **Consideration Regarding**  
129 **HOA/CDD Water Use Permit**  
130

131 The Board reviewed the HOA/CDD Water Use Permit. Mr. Fine advised the  
132 Board that everything has been completed and that all documents are scheduled to be  
133 delivered to SWFWMD on June 2, 2020.  
134

135 **TENTH ORDER OF BUSINESS** **Consideration of Resolution**  
136 **2020-01, Designating Bank**  
137 **Signatories**  
138

139 Mr. Radcliff presented Resolution 2020-01, which will authorize Bank Account  
140 Signatories.  
141

On a Motion by Mr. Fine, seconded by Mr. Ortiz, with all in favor, the Board of Supervisors adopted Resolution 2020-01, Designating Bank Signatories for the Mira Lago West Community Development District.

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143 **ELEVENTH ORDER OF BUSINESS** **Consideration of Resolution**  
144 **2020-02, Re-Designating**  
145 **Secretary**  
146

147 Mr. Radcliff presented Resolution 2020-02, which will designate Bob Schleifer as  
148 the District Secretary.  
149

On a Motion by Mr. Schmieder, seconded by Ms. Parra, with all in favor, the Board of Supervisors adopted Resolution 2020-02, Re-designating the District's Secretary for the Mira Lago West Community Development District.

150  
151 **TWELTH ORDER OF BUSINESS** **Presentation of Fiscal Year**  
152 **2020/2021 Proposed Budget**  
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154 Mr. Radcliff presented the Fiscal Year 2020/2021 Proposed Budget and reviewed  
155 the line items of the budget. A discussion ensued among the Board.



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**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution  
2020-03, Approving Fiscal Year  
2020/2021 Proposed Budget  
and Setting the Public Hearing  
on the Final Budget**

Mr. Radcliff presented Resolution 2020-03, Approving Fiscal Year 2020/2021 Proposed Budget and setting the Public Hearing for the Final Budget.

On a Motion by Mr. Fine, seconded by Ms. Parra, with all in favor, the Board of Supervisors adopted Resolution 2020-03, Approving Fiscal Year 2020/2021 Proposed Budget (\$170,106.38) and Setting the Public Hearing for the Final Budget for August 3, 2020 at 7:00 p.m. for the Mira Community Development District.

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**FOURTEENTH ORDER OF BUSINESS**

**Supervisors Requests**

There were no requests made at this time.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Fine, seconded by Mr. Ortiz, with all in favor, the Board of Supervisors adjourned the meeting at 7:46 p.m. for the Mira Lago West Community Development District.

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Assistant Secretary

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Chair / Vice Chair

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**MIRA LAGO WEST  
COMMUNITY DEVELOPMENT DISTRICT**

The audit committee meeting of the Mira Lago West Community Development District was held on **Monday, June 1, 2020 at 7:01 p.m.** via conference call pursuant to Governor DeSantis' Executive Order 20-69 as extended by Executive Order 20-112.

Present via teleconference from the Audit Committee:

Lennie Fine	<b>Committee Member</b>
Hector Ortiz	<b>Committee Member</b>
Jennifer Parra	<b>Committee Member</b>
Justin Goushaw	<b>Committee Member</b>
Sam Schmieder	<b>Committee Member</b>

Also present via teleconference were:

Bryan Radcliff	<b>District Manager; Rizzetta &amp; Co., Inc.</b>
Jennifer Goldyn	<b>District Manager; Rizzetta &amp; Co., Inc.</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Radcliff called the meeting to order and read roll call.

**SECOND ORDER OF BUSINESS**

**Review of Audit Proposals for  
Fiscal Years 2020-2022**

Mr. Radcliff presented the audit proposals received from Berger, Toombs, Elam, Gaines & Frank and Grau & Associates. The Board ranked the proposals as follows:

1. Berger, Toombs, Elam, Gaines & Frank – 0 points
2. Grau & Associates – 100 points

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On a Motion by Mr. Fine, seconded by Mr. Schmieder with all in favor, the Audit Committee ranked Berger, Toombs, Elam, Gaines & Frank as the number one ranked proposer for the Mira Lago West Community Development District.

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**THIRD ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Schmieder, seconded by Mr. Fine, with all in favor, the Audit Committee adjourned the meeting at 7:04 p.m. for the Mira Lago West Community Development District.

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Assistant Secretary

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Chair / Vice Chair

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# MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Operation and Maintenance Expenditures May 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2020 through May 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$8,799.99**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Mira Lago West Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Architectural Fountains, Inc.	002561	04282023E	Installed New LED Lights 04/20	\$ 2,500.00
Bravo Landscape	002564	INV-2302	Lawn Maintenance 05/20	\$ 2,313.00
Rizzetta & Company, Inc.	002562	INV0000049257	District Management Fees 05/20	\$ 3,714.42
Rizzetta Technology Services, LLC	002563	INV0000005788	Email & Website Hosting Service 05/20	\$ 100.00
Tampa Electric Co.	002565	211008707815 04/20	402 19th St NW 04/20	\$ 54.98
Tampa Electric Co.	002565	211008707989 04/2020	704 York Dale Dr PMP #B 04/20	\$ 117.59
<b>Report Total</b>				<b><u>\$ 8,799.99</u></b>

# MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

## Operation and Maintenance Expenditures June 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2020 through June 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$18,242.17**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Mira Lago West Community Development District

## Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Berger, Toombs, Elam, Gaines & Frank	002579	349620	Audit Services for FY 18/19	\$ 3,180.00
Bravo Landscape	002580	INV-2348	Lawn Maintenance 06/20	\$ 2,313.00
Burr & Forman LLP	002566	1164775	Legal Services Though 04/30/20	\$ 1,260.00
Hector Ortiz	002574	HO060120	Board of Supervisors Meeting 06/01/20	\$ 200.00
Jennifer Parra	002575	JP060120	Board of Supervisors Meeting 06/01/20	\$ 200.00
Johnson, Mirmiran & Thompson, Inc	002573	1-157046	Engineering Services Though 04/25/20	\$ 450.00
Justin M. Goushaw	002572	JG060120	Board of Supervisors Meeting 06/01/20	\$ 200.00
Lennie Fine	002571	LF060120	Board of Supervisors Meeting 06/01/20	\$ 200.00
Rizzetta & Company, Inc.	002567	INV0000050140	District Management Fees 06/20	\$ 3,714.42
Rizzetta Technology Services, LLC	002568	INV0000005889	EMail & Website Hosting Service 06/20	\$ 100.00
Simon J. Schmieder	002576	SS060120	Board of Supervisors Meeting 06/01/20	\$ 200.00
Solitude Lake Management	002569	PI-A004402710	Lake Maintenance 05/20	\$ 1,204.00
Tampa Electric Co.	002577	211008707815 05/20	402 19th St NW 05/20	\$ 356.10
Tampa Electric Co.	002577	211008707989 05/20	704 York Dale Dr PMP #B 05/20	\$ 113.90
Times Publishing Company	002570	0000082279 05/20/20	Legal Advertising 05/20	\$ 206.00

# Mira Lago West Community Development District

## Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	002578	0000082913 05/20/20	Legal Advertising 05/20	\$ 573.50
U.S. Bank	002581	5751052	Trustee Fees Series 2005 05/01/20- 04/30/2021	<u>\$ 3,771.25</u>
<b>Report Total</b>				<b><u>\$ 18,242.17</u></b>



## RESOLUTION 2020-04

### THE ANNUAL APPROPRIATION RESOLUTION OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2020, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year (the "Proposed Budget"), along with an explanatory and complete financial plan for each fund of the Mira Lago West Community Development District (the "District"), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

**WHEREAS**, the Board set August 3, 2020 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt 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; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project 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.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT:**

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's 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 in Section 2 below.

- b. That the Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, 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 2020/2021 and/or revised projections for fiscal year 2020/2021.
- 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 Mira Lago West Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021, as adopted by the Board of Supervisors on August 3, 2020.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Mira Lago West Community Development District, for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$ 432,804.39 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District, exclusive of collection costs, during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL RESERVE FUND	\$ _____
DEBT SERVICE FUND, SERIES 2016	\$ _____
TOTAL ALL FUNDS	\$ _____

\*Not inclusive of any collection costs.

## **Section 3. Budget Amendments**

Pursuant to Section 189.016, 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. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 3RD DAY OF AUGUST, 2020.**

**ATTEST:**

**MIRA LAGO WEST COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_  
Assistant Secretary

Name: \_\_\_\_\_  
Chair of the Board of Supervisors

Exhibit A: Fiscal Year 2020/2021 Budget

**EXHIBIT A**

## RESOLUTION 2020-05

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Mira Lago West Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Hillsborough County, Florida (the "County"); and

**WHEREAS**, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget for fiscal year 2020/2021 ("Operations and Maintenance Budget"), attached hereto as **Exhibit "A"** and incorporated as a material part of this Resolution by this reference; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District's Operations and Maintenance Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector ("Uniform Method"); and

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

**WHEREAS**, the District has approved an agreement with the Hillsborough County Property Appraiser (the "Property Appraiser") and Hillsborough County Tax Collector (the "Tax Collector") to provide for the collection of special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Operations and Maintenance Budget; and

**WHEREAS**, the District desires to levy and collect special assessments reflecting each parcel's portion of the District's Operations and Maintenance Budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll in **Exhibit "B"** to the Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT.** The provision of the services, facilities and operations as described in **Exhibit "A"** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits "A"** and **"B"**.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits "A"** and **"B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

### **SECTION 3. COLLECTION AND DUE DATE.**

**A. Uniform Method Assessments.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

**B. Direct Bill Assessments.** The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2020, 25% due no later than February 1, 2021 and 25% due no later than May 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2020/2021, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the County Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the Hillsborough County property roll by the County Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Mira Lago West Community Development District.

**PASSED AND ADOPTED THIS 3RD DAY OF AUGUST, 2020.**

**ATTEST:**

**MIRA LAGO WEST COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_  
Assistant Secretary

Name: \_\_\_\_\_  
Chair of the Board of Supervisors

Exhibit "A" – Fiscal Year 2020/2021 Budget  
Exhibit "B" – District Assessment Lien Roll  
    Assessment Roll (Uniform Method)  
    Assessment Roll (Direct Collect)



## **Exhibit A**

## **Exhibit B**

**RESOLUTION 2020-06**

**A RESOLUTION OF THE MIRA LAGO WEST COMMUNITY  
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL  
MEETING SCHEDULE FOR FISCAL YEAR 2020/2021**

WHEREAS, the Mira Lago West Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; 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 has proposed the Fiscal Year 2020/2021 annual meeting schedule as attached in **Exhibit A**;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE MIRA LAGO WEST COMMUNITY  
DEVELOPMENT DISTRICT**

1. The Fiscal Year 2020/2021 annual public meeting schedule 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.

This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 3RD DAY OF AUGUST, 2020.**

ATTEST:

**MIRA LAGO WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Asst. Secretary

\_\_\_\_\_  
Chair / Vice Chair

**EXHIBIT "A"**

**BOARD OF SUPERVISORS MEETING DATES  
MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2020/2021**

December 7, 2020

March 1, 2021

June 7, 2021

August 2, 2021

All meetings will convene at 7:00 p.m. at the Southshore Regional Library, located at 15816 Beth Shields Way, Ruskin, FL 33573.

**RESOLUTION 2020-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Mira Lago West Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District now desires to appoint an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MIRA LAGO WEST COMMUNITY DEVELOPMENT DISTRICT 1:**

Section 1. Jennifer Goldyn is appointed as Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

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

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

**MIRA LAGO WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**