



Rizzetta & Company

Entrada Community Development District

**Board of Supervisors' Meeting
August 9, 2023**

**District Office:
2806 N. Fifth Street, Uni 403
St. Augustine, Florida 32708**

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

Entrada Amenity Center, 460 Rio San Juan Rd, St. Augustine, FL 32084

www.entradacdd.org

Board of Supervisors	Robert Porter Mark Dearing Anthony Sharp James Teagle John Gislason	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Melissa Dobbins	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock LLP
District Engineer	Vincent Dunn	Dunn & Associates Inc.

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

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

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 (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 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.

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.entradacdd.org

Board of Supervisors
Entrada Community
Development District

August 2, 2023

AGENDA

Dear Board Members:

The **special** meeting of the Board of Supervisors of the Entrada Community Development District will be held on **August 9, 2023** at **10:30 a.m.** to be held at the Entrada Amenity Center, 460 Rio San Juan Rd, St Augustine, FL 32084. The following is the tentative agenda for the meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on May 23, 2023Tab 1
 - B. Ratification of Operation and Maintenance Expenditures for April, May and June 2023.....Tab 2
 - C. Consideration of Resolution 2023-05; Redesignating SecretaryTab 3
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Amenity Manager Report
 - D. District Manager
5. **BUSINESS ITEMS**
 - A. Discussion of Supplemental Engineer's Report
 - B. Consideration of Resolution 2023-06; Declaring Special AssessmentsTab 4
 - C. Consideration of Conveyances to Entrada CDD (under separate cover)
 - D. Consideration of Supplemental Investment Banking Agreement.....Tab 5
6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
7. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,
[Melissa Dobbins](#)
Melissa Dobbins

Tab 1

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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.

**ENTRADA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Entrada Community Development District was held on **Tuesday, May 23, 2023, at 10:30 a.m.** at the Entrada Amenity Center – 460 Rio San Juan Rd, St. Augustine, Florida 32084.

Robert Porter	Board Supervisor, Chairman
Mark Dearing	Board Supervisor, Vice Chairman
Anthony Sharp	Board Supervisor, Assistant Secretary
John Gislason	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Kyle Magee	District Counsel, Kutak Rock, LLP <i>(via speakerphone)</i>
Tony Shiver	President, First Coast CMS
David Taylor	District Engineer, Dunn & Associates <i>(via speakerphone)</i>

There were audience members present.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Porter called the meeting to order at 10:30 a.m.

SECOND ORDER OF BUSINESS **Audience Comments on Agenda Items**

Audience member shared a request to stock the pond on Dorado specifying that they were not requesting that the CDD fund this, only authorize.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Meeting held on January 24, 2023**

<p>On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board Approved the Minutes of the Special Board of Supervisors Meeting held on January 24, 2023, for the Entrada Community Development District.</p>
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45 **FOURTH ORDER OF BUSINESS**

**Ratification of Operation and Maintenance
Expenditures for January, February and
March 2023**

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On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board Ratified the Operation and Maintenance Expenditures for January 2023 in the amount of \$20,462.72, February 2023 in the amount of \$53,640.79, and March 2023 in the amount of \$18,718.43, for the Entrada Community Development District.

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50 **FIFTH ORDER OF BUSINESS**

Staff Reports

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52 A. District Counsel

- 53 1. Discussion Regarding Traffic & Parking on CDD Owned Roads
54 Mr. Magee reviewed a draft agreement between Entrada HOA and
55 Entrada CDD (exhibit A) regarding the enforcement of the Declaration
56 of Covenants and Restrictions on certain CDD tracts of land noting
57 that his acknowledges the existence of the HOA covenants and
58 allows the enforcement on CDD roads. He also pointed out that this
59 agreement would be recorded.

60 Discussion ensued.

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On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the Entrada HOA and CDD Agreement in substantial form, for the Entrada Community Development District.

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64 B. District Engineer

65 Mr. Taylor updated the Board that his firm has been researching a traffic
66 control agreement and he will bring back proposals at the next meeting for a
67 traffic study.

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69 C. Amenity Manager Report

70 Mr. Shiver updated the Board regarding the recent vandalism at the entry
71 fountain involving individuals causing the fountain to fill and overflow with
72 bubbles. He explained that he would be turning the fountain back on after
73 school ends since there is reason to believe that students are doing this. He
74 also noted that a camera will be installed.

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76 Mr. Shiver also updated the Board that it was brought to his attention that a
77 resident was using the fitness equipment to exercise their dog.

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79 1. Lake Doctors Report

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81 2. Discussion Regarding Fish Stocking Ponds

82 Mr. Shiver updated the Board that he had reviewed this request from
83 Dorado with the District Engineer and the aquatics management
84 company and there were no objections on their end.

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On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board authorized Dorado homeowners to fund the stocking of the pond in Dorado behind the gate, for the Entrada Community Development District.

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D. District Manager

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Ms. Gallagher updated the Board that the next meeting will be July 25, 2023.

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SIXTH ORDER OF BUSINESS

**Acceptance of Lake Doctors Pond
Maintenance Agreement Renewal**

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Ms. Gallagher updated the Board that the current agreement allows for an auto renewal at the current rate but requires both parties to agree to such in writing and noted that Lake Doctors had an agreed on their end. She also updated the Board that the District Office was notified that there are additional ponds to be added to the CDD scope for maintenance and reviewed a proposal for ponds 13, 14, 15 and 16 at an additional monthly expense of \$1,133.00. (exhibit B)

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the Lake Doctors renewal and the proposal for four additional ponds subject to the District Engineers review, for the Entrada Community Development District.

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SEVENTH ORDER OF BUSINESS

**Acceptance of Greenpoint Landscape
Maintenance Agreement Renewal**

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Ms. Gallagher updated the Board that the current agreement allows for an auto renewal at the current fee but requires both parties to agree to such in writing and noted that Greenpoint had agreed on their end. She also updated the Board that the District Office was notified that there are additional landscape areas in phase 2 unit 4 to be added to the CDD scope for maintenance and reviewed a proposal at an additional monthly expense of \$1,050.00 for these new areas. (exhibit C)

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the Greenpoint renewal and the proposal to add areas in phase 2 unit 4 to the current scope at the additional expense of \$1,050.00 monthly, for the Entrada Community Development District.

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EIGHTH ORDER OF BUSINESS

**Consideration of Fitness Room
Preventative Maintenance Proposals
(under separate cover)**

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Mr. Shiver updated the Board that he had not received the formal proposal for the meeting but First Place Fitness had quoted preventative maintenance of the fitness equipment at a per visit amount of \$149.95. He recommended starting with a quarterly service.

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved moving forward with quarterly preventative maintenance for fitness equipment by First Place Fitness at a per visit amount of \$149.95, for the Entrada Community Development District.

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NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-04;
Approving FY 2023/24 Proposed Budget and
Setting the Public Hearing**

Mr. Porter reviewed the budget process for the audience members and Ms. Gallagher highlighted that as proposed there is no increase in assessments reflected.

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board adopted Resolution 2023-04; Approving FY 2023/24 Proposed Budget and set the public hearing date for August 22, 2023 at 10:20 am at the Amenity Center, for the Entrada Community Development District.

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TENTH ORDER OF BUSINESS

Supervisor Request and Public Comment

There were no supervisor requests.

Audience comments were heard on the following:

- Debris in ponds, Request for a site plan of development areas, Development outside of the District boundaries, Mosquito and fly control, Broken cement, Dog park, Accessibility to the mailboxes in Dorado, Marking for mailboxes, Parking at the amenity facility, Bid processes, Financials, Signage at the roundabout, Event planning and community events, Commercial vehicles parking at the amenity facility, Entry gates.

Ms. Gallagher then noted that here had been some concerns raised regarding vehicles parking overnight at the facility and requested that the Board set a public hearing on overnight parking and towing.

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board set the public hearing on overnight towing & parking for August 22, 2023 at 10:30 am at the Amenity Center, for the Entrada Community Development District.

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ELEVENTH ORDER OF BUSINESS

**Discussion Regarding Security Options
(Per FL Statues 119.071(3)(a) and 281.301,
this portion may be closed to the public.)**

This item was tabled.

154 **Adjournment**

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On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:33 a.m. at for Entrada Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

EXHIBIT A

Prepared by/Return To:
McCabe|Ronsman
James J. Roche, Esq.
110 Solana Rd., Ste. 102
Ponte Vedra Beach, FL 32082

AGREEMENT CONCERNING CDD-OWNED ROADS IN ENTRADA SUBDIVISION

THIS AGREEMENT is made between **ENTRADA HOMEOWNERS ASSOCIATION, INC.**, whose address is c/o Priority Community Management, LLC, 2800 N. 6th St., Unit 1, #305, St. Augustine, FL 32084 (“Association”) and **ENTRADA COMMUNITY DEVELOPMENT DISTRICT**, a special-purpose unit of local government established under Chapter 190 of the Florida Statutes, whose address is 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614 (“CDD”) (Association and CDD collectively, the “Parties”), and shall be effective as of the last of the Parties to execute this Agreement.

RECITALS

A. The Association was organized for the purpose of operating a residential subdivision in St. Johns County, Florida, called Entrada, according to the Declaration of Covenants and Restrictions for Entrada, recorded on December 8, 2020, in Book 5118, Page 904, et seq., of the Official Records of St. Johns County, Florida, as amended from time to time (“Declaration”).

B. The CDD was established as a special-purpose unit of local government under Chapter 190 of the Florida Statutes by St. Johns County Ordinance No. 2020-42, which became effective on September 4, 2020, and was expanded pursuant to Ordinance No. 2021-28, effective May 18, 2021. Notice of Establishment of the Entrada Community Development District was recorded on September 15, 2020, in Book 5043, Page 730, et seq., of the Official Records of St. Johns County, Florida.

C. After recordation of the Declaration, the Entrada Community Developer and Association conveyed certain tracts of land, including streets within the Entrada subdivision, to the CDD, subject to covenants and restrictions of record, including the Declaration.

D. Article XIII, Section 10 of the Declaration regulates parking of vehicles within the Property, including on the streets owned by the CDD, and prohibits parking of vehicles on any streets that are owned and maintained by the Association or CDD.

E. The CDD and Association desire to memorialize their mutual understanding regarding their concurrent rights and authority to regulate and enforce restrictions and regulations on streets within Entrada owned by the CDD. Further, the CDD and Association desire to enter into this Agreement and record it in the Official Records of St. Johns County, Florida, to place Members of the Association and members of the general public on notice of the Association’s authority and intent to enforce parking restrictions and regulations on streets within Entrada, including streets owned by the CDD.

NOW, THEREFORE, it is RESOLVED by the Board of Supervisors of Entrada Community Development District and the Board of Directors of Entrada Homeowners Association, Inc. that:

1. Recitals. The Recitals above are accurate and incorporated herein.

2. Recognition of Authority. The CDD and Association acknowledge they each have certain, concurrent authority regarding the implementation and enforcement of restrictions and regulations on property within the Entrada subdivision owned by the CDD, including the streets within the Entrada subdivision. The CDD acknowledges the existence of the Declaration encumbering the Property within the Entrada subdivision, including the parking restrictions contained therein, and the Association's authority to enforce such restrictions through lawful means, including without limitation causing improperly parked vehicles to be towed from the CDD-owned streets within the Entrada subdivision. The CDD also acknowledges the Association's desire to enforce restrictions regarding parking on the CDD-owned streets within the Entrada subdivision and does not object to such enforcement by the Association. However, the CDD does not assume any liability arising out of or related to any such enforcement by the Association.

3. Notice to Association Members and General Public. All Members of the Association and of the general public, through the recordation of this Agreement in the Official Records of St. Johns County, Florida, are placed on record notice that parking on the streets within the Entrada subdivision, including without limitation on streets or portions thereof owned by the CDD, is prohibited, and that the Association and CDD reserve all rights and remedies at law and in equity to enforce compliance with the Declaration and other restrictions and regulations governing the Property within the Entrada subdivision. Such persons are expressly placed on notice that violations of the Declaration or other restrictions and regulations concerning parking of vehicles may result in improperly parked vehicles being towed at the vehicle owner's expense.

RESOLVED by the Board of Supervisors of Entrada Community Development District on this ____ day of _____, 2023.

**ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special-purpose government

By: _____
Robert Porter, Chairman

ATTEST:

By: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023, by Robert Porter, as Chairman, and by _____, as _____, of the Entrada Community Development District, on behalf of the District.

(Signature of Notary Public – State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification
Type of Identification Produced: _____ .

RESOLVED by the Board of Directors of Entrada Homeowners Association, Inc. on this _____ day of _____, 2023.

**ENTRADA HOMEOWNERS
ASSOCIATION, INC.**, a Florida not-for-profit corporation

By: _____
Jennifer Grose, President

ATTEST:

By: _____
Brett Infante, Secretary

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023, by Jennifer Grose, as President, and by Brett Infante, as Secretary, of Entrada Homeowners Association, Inc., on behalf of the corporation.

(Signature of Notary Public – State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification
Type of Identification Produced: _____ .

EXHIBIT B



The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc
Jacksonville Branch Office
11621 Columbia Park Drive West
Jacksonville, FL 32258

May 19, 2023

Ms. Melissa Dobbins
Regional District Manager
Entrada Community Development District
2806 North Fifth Street, Unit 403
St. Augustine, Florida 32084

Dear Melissa:

The four lakes to be added to the current water management program at Entrada CDD have been inspected. These lakes total approximately 9 acres with 4800' of shoreline and are in good to poor condition with varying infestations of aquatic weeds and algae. Please see following lake assessment with photos.

The new amount for a total of 16 lakes is **\$1,133.00 monthly**

If you have any questions or concerns regarding this proposal, **please feel free to give me a call at (904)626-0287 or contact me by email at mark.seymour@lakedoctors.com.**

As always, we will continue to focus upon fully satisfying your water management needs by providing excellent, quality service, quick response to questions or problems and deep concern for the health of the Entrada lakes.

We at The Lake Doctors very much appreciate your current business and look forward to working with you to keep these lakes in excellent condition.

Sincerely,

Mark A. Seymour
Sales Manager

MAS/727984

ENTRADA NEW LAKE ASSESSMENT. MAY 18, 2023

Lake #13 -111 Aviero Way. .9 acres, 800' perimeter. Lake is in poor condition with heavy infestations of submerged and floating algae and underwater aquatic weeds. Cattails, torpedograss, alligator weed 10' out around perimeter. Access for truck and treatment boat will need to be provided unobstructed at 111 Aviero Way



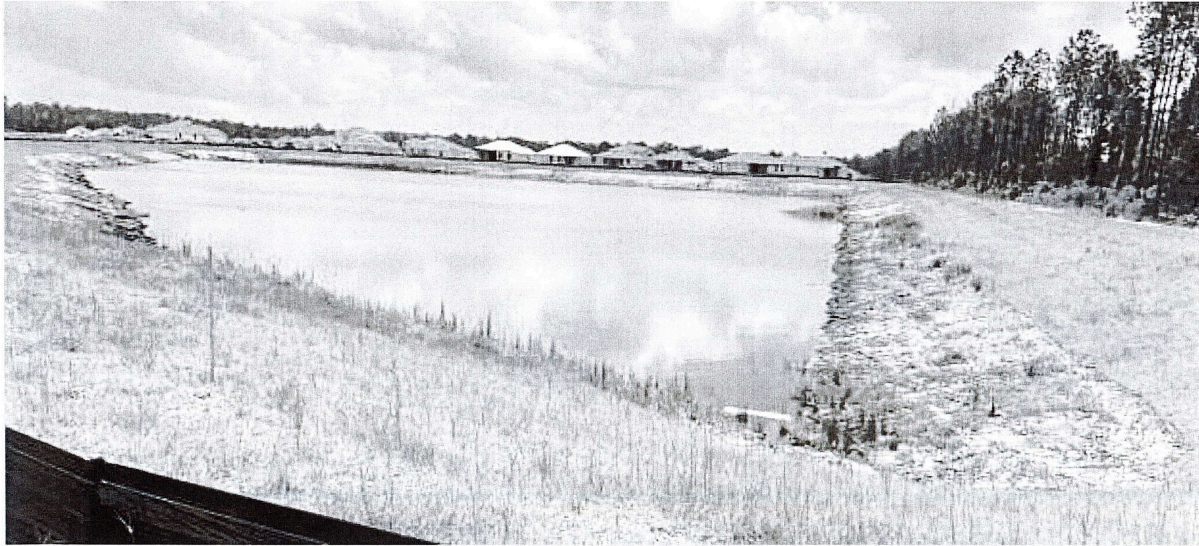
Lake #14 – 120 Aviero Way. .9 acres, 850' perimeter. Lake is in poor condition with heavy infestations of submerged and floating algae and underwater aquatic weeds. Cattails, torpedograss, alligator weed 3-5' out around perimeter. Access for truck and treatment boat will need to be provided unobstructed at 120 Aviero Way



Lake #15. 698 Navarez Ave. 1.6 acres 1100' shoreline. Water level low. Minimal aquatic weed growth present. Access for truck and treatment boat will need to be provided unobstructed at 698 Navarez Ave



Lake #16. 689 Navarez Ave. 5.75 acres 2100' shoreline. Water level low. Minimal aquatic weed growth present. Access for truck and treatment boat will need to be provided unobstructed at 689 Navarez Ave. or another suitable location



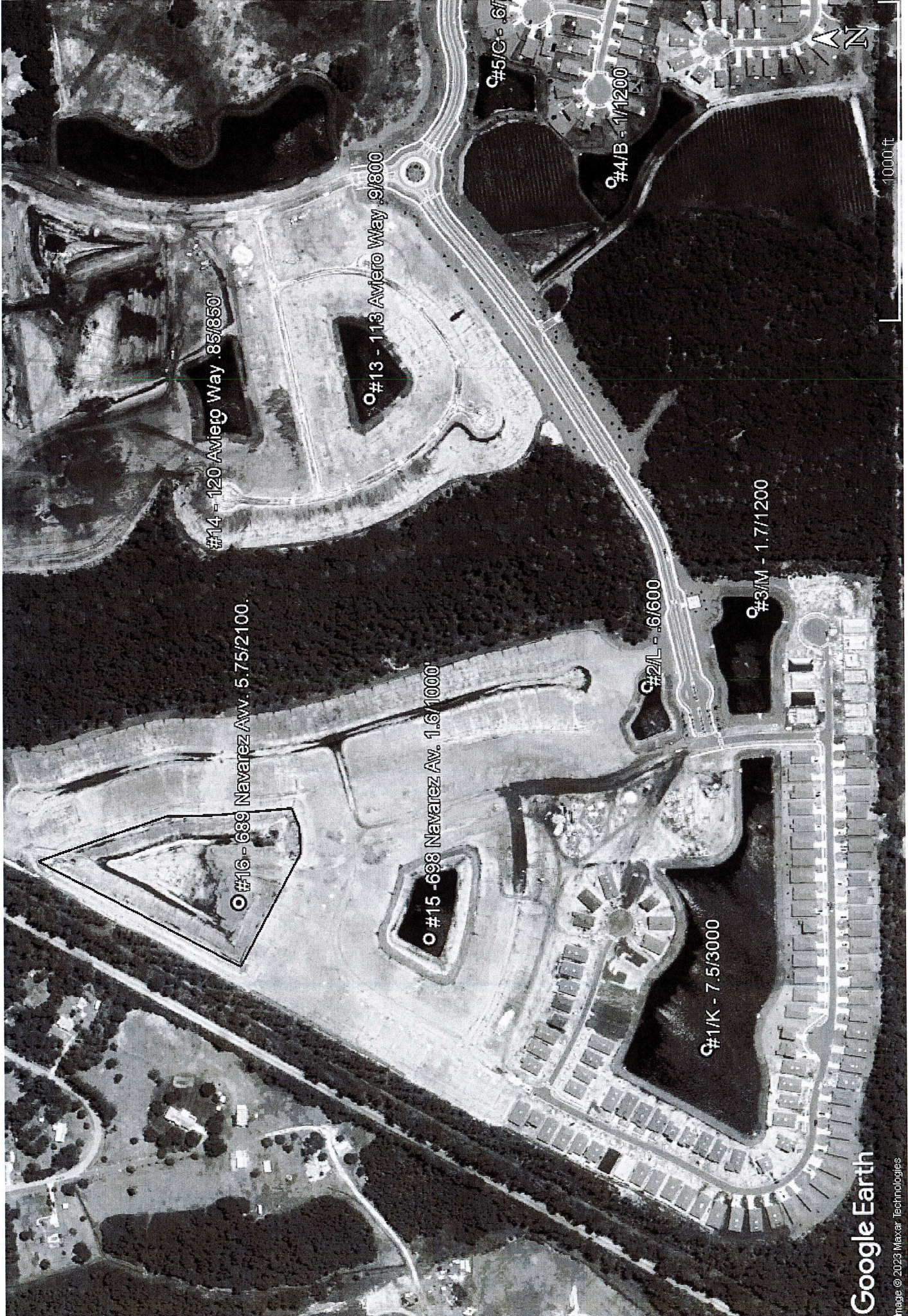


EXHIBIT C



A Landscape Management Company
6126 US HWY 1 NORTH
Saint Augustine, FL 32095
904-429-9781

Addendum to an Existing Contract

This document is in reference to a contract agreement dated 05 / 16 / 23, between the following parties that are named below in this document.

May it be known that the undersigned parties, for good consideration, do hereby agree to make the following changes and / or additions that as outlined below. These additions shall be made valid as if they are included in the original stated contract.

Stated Contract Between Entrada and GreenPoint Landscaping

No other terms or conditions of the above mentioned contract shall be negated or changed as a result of this here stated addendum.

The addendum is to add the half the pond off Zancara Street, common area on Ebro Road and the entire pond between Narvarez ave and Alagon Way as outlined on the attached plan with pond banks mowed in their entirety.

An additional \$1,050.00 will be added to the monthly bill

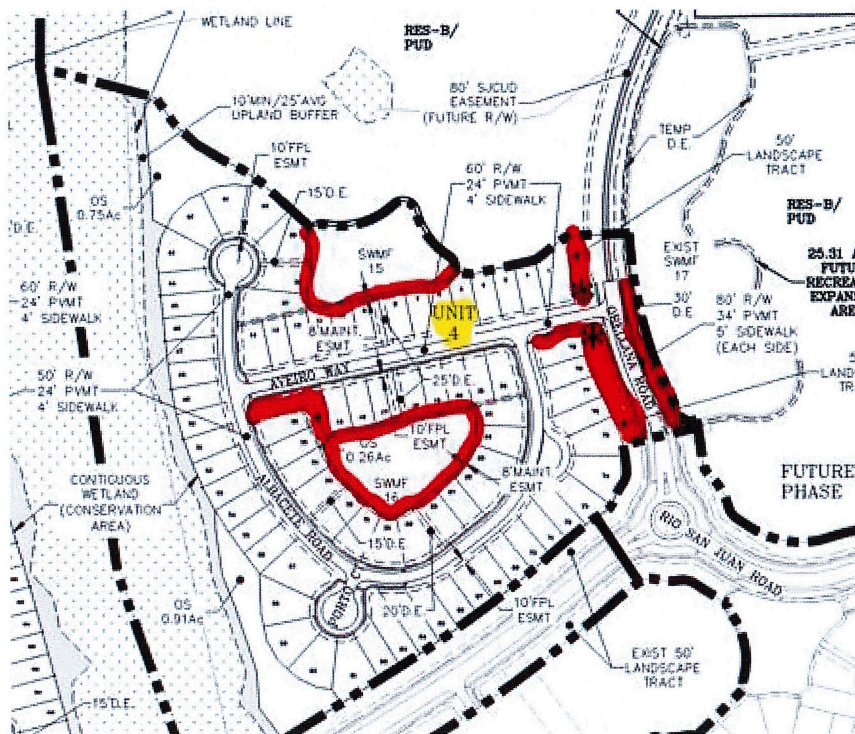
Signature _____

_____ Date _____
Print Name

Signature _____

_____ Date _____
Print Name

Ponds in Phase 2 – Unit 4



Tab 2

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

District Office · St Augustine, FL 32084
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.entradacdd.com

Operation and Maintenance Expenditures April 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$35,940.86**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Entrada Community
Development District
Check Register**

Company Name: Entrada Community
Report Name: Development District
Created on: Check Register
 05/15/2023
Location: 566-001--566 General Fund

	Account	Payment date	Vendor name	Document /check no	Payment Amount
566TRUISTOP					
	566TRUISTOP	04/14/2023	AT&T	041423-1	\$ 171.20
	566TRUISTOP	04/17/2023	First Coast Contract Maintenance Service, LLC	100087	\$ 5,490.00
	566TRUISTOP	04/19/2023	First Coast Contract Maintenance Service, LLC	100090	\$ 1,182.55
	566TRUISTOP	04/03/2023	Florida Power & Light Company	ACH	\$ 160.87
	566TRUISTOP	04/03/2023	Florida Power & Light Company	ACH	\$ 274.03
	566TRUISTOP	04/24/2023	Florida Power & Light Company	042423-1	\$ 1,844.36
	566TRUISTOP	04/24/2023	Florida Power & Light Company	042423-2	\$ 833.09
	566TRUISTOP	04/05/2023	Florida Power & Light Company	100082	\$ 1,458.09
	566TRUISTOP	04/14/2023	Greenpoint, Inc.	100086	\$ 7,168.83
	566TRUISTOP	04/18/2023	Greenpoint, Inc.	100089	\$ 7,168.83
	566TRUISTOP	04/10/2023	Innersync Studio, Ltd	100084	\$ 384.38
	566TRUISTOP	04/10/2023	Kutak Rock, LLP	100085	\$ 679.00
	566TRUISTOP	04/20/2023	News-Press Media Group	100091	\$ 82.96
	566TRUISTOP	04/05/2023	Real Landscaping, LLC	100083	\$ 2,175.00
	566TRUISTOP	04/20/2023	Republic Services	042023-1	\$ 881.72
	566TRUISTOP	04/05/2023	Rizzetta & Company, Inc.	100081	\$ 4,260.00
	566TRUISTOP	04/11/2023	St Johns Utility Department	041123--2	\$ 50.00
	566TRUISTOP	04/12/2023	St Johns Utility Department	041223-1	\$ 453.09
	566TRUISTOP	04/12/2023	St Johns Utility Department	041223-2	\$ 322.86
	566TRUISTOP	04/17/2023	The Lake Doctors, Inc.	100088	\$ <u>900.00</u>
	Report Total				\$ <u>35,940.86</u>

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

District Office · St Augustine, FL 32084
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.entradacdd.com

Operation and Maintenance Expenditures May 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2023 through May 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$23,110.11**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Entrada Community
Development District
Check Register**

Company Name: Entrada Community Development District
Report Name: Check Register
Created on: 06/09/2023
Location: 566-001--566 General Fund

Account	Payment date	Vendor name	Document/ check no	Payment Amount
566TRUISTOP				
566TRUISTOP	05/25/2023	Anthony K. Sharp	100097	\$ 200.00
566TRUISTOP	05/26/2023	AT&T	052623-1	\$ 171.20
566TRUISTOP	05/02/2023	First Coast Contract Maintenance Service, LLC	100094	\$ 5,490.00
566TRUISTOP	05/23/2023	First Coast Contract Maintenance Service, LLC	100096	\$ 4,091.38
566TRUISTOP	05/02/2023	Florida Power & Light Company	050223-1	\$ 2,396.08
566TRUISTOP	05/02/2023	Florida Power & Light Company	050223-2	\$ 265.92
566TRUISTOP	05/08/2023	Florida Power & Light Company	050823-1	\$ 257.66
566TRUISTOP	05/22/2023	Florida Power & Light Company	052223-1	\$ 46.84
566TRUISTOP	05/24/2023	Florida Power & Light Company	052423-1	\$ 1,330.16
566TRUISTOP	05/31/2023	Florida Power & Light Company	053123-1	\$ 269.29
566TRUISTOP	05/31/2023	Florida Power & Light Company	053123-2	\$ 253.77
566TRUISTOP	05/31/2023	Florida Power & Light Company	053123-3	\$ 386.74
566TRUISTOP	05/25/2023	John Gislason	100098	\$ 200.00
566TRUISTOP	05/01/2023	Kutak Rock, LLP	100092	\$ 1,499.48
566TRUISTOP	05/25/2023	Mark Dearing	100099	\$ 200.00
566TRUISTOP	05/23/2023	Republic Services	052323-1	\$ 202.36
566TRUISTOP	05/02/2023	Rizzetta & Company, Inc.	100093	\$ 4,260.00
566TRUISTOP	05/25/2023	Robert Porter	100100	\$ 200.00
566TRUISTOP	05/12/2023	St Johns Utility Department	051223-1	\$ 136.66
566TRUISTOP	05/12/2023	St Johns Utility Department	051223-2	\$ 502.57
566TRUISTOP	05/18/2023	The Lake Doctors, Inc.	100095	\$ 750.00
Report Total				\$ 23,110.11

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

District Office · St Augustine, FL 32084
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.entradacdd.com

Operation and Maintenance Expenditures June 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$29,217.18**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Entrada Community
Development District
Check Register**

Company Name: Entrada Community Development District
Report Name: Check Register
Created on: 07/09/2023
Location: 566-001--566 General Fund

	Account	Payment date	Vendor name	Document/ check no	Payment Amount
566TRUISTOP					
	566TRUISTOP	06/27/2023	AT&T	062723-1	\$ 171.20
	566TRUISTOP	06/12/2023	Dunn & Associates, Inc.	100106	\$ 697.09
	566TRUISTOP	06/20/2023	First Coast Contract Maintenance Service, LLC	100107	\$ 3,032.34
	566TRUISTOP	06/21/2023	Florida Power & Light Company	062123-1	\$ 156.12
	566TRUISTOP	06/27/2023	Florida Power & Light Company	062723-2	\$ 1,470.69
	566TRUISTOP	06/05/2023	Greenpoint, Inc.	100101	\$ 7,168.83
	566TRUISTOP	06/20/2023	Greenpoint, Inc.	100108	\$ 7,168.83
	566TRUISTOP	06/05/2023	Kutak Rock, LLP	100102	\$ 572.17
	566TRUISTOP	06/07/2023	Kutak Rock, LLP	100104	\$ 828.50
	566TRUISTOP	06/29/2023	Kutak Rock, LLP	100111	\$ 1,723.50
	566TRUISTOP	06/08/2023	Phil Lentsch	100105	\$ 29.45
	566TRUISTOP	06/22/2023	Republic Services	062223-1	\$ 201.60
	566TRUISTOP	06/05/2023	Rizzetta & Company, Inc.	100103	\$ 4,260.00
	566TRUISTOP	06/12/2023	St Johns Utility Department	061223-1	\$ 400.15
	566TRUISTOP	06/12/2023	St Johns Utility Department	061223-2	\$ 510.55
	566TRUISTOP	06/20/2023	The Lake Doctors, Inc.	100109	\$ 750.00
	566TRUISTOP	06/20/2023	The Ledger /News Chief/CA Florida Holdings, LLC	100110	\$ <u>76.16</u>
	Report Total				\$ <u>29,217.18</u>

Tab 3

RESOLUTION 2023- 05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Entrada 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 St Johns County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2021-04; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 25th DAY OF JULY 2023.

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 4

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

[2023 BOUNDARY AMENDMENT]

WHEREAS, approximately 131.99 acres of land (“New Lands”) were recently added within the boundaries of the Entrada Community Development District (the “District”) pursuant to Ordinance 2023-__ adopted by the St. Johns County Board of County Commissioners on August 1, 2023; and

WHEREAS, the New Lands were always planned to be added to the District; and

WHEREAS, the Board of Supervisors (the “Board”) of the District has previously determined through Resolutions 2021-35, 2021-36 and 2021-42 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s _____, dated _____, _____, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the New Lands benefit from the District’s improvement plan; and

WHEREAS, the District has previously determined it in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development Districts Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the New Lands, the amount of those benefits, and that special assessments will be made against the New Lands in proportion to the benefits received as set forth in the _____, dated _____, _____, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied on the New Lands will not exceed the benefit to the New Lands.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT:

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Assessments shall be levied against the New Lands to defray a portion of the cost of the Improvements.

3. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. The total estimated cost of the Improvements is \$_____ (the "Estimated Cost").

5. The Assessments against the New Lands will defray approximately \$_____, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve

6. The manner in which the Assessments shall be apportioned and paid, including the Assessments against the New Lands, is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

7. The Assessments shall be levied against the New Lands within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

9. Commencing with the year in which the Assessments are levied and confirmed against the New Lands, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

10. The District Manager has caused to be made a preliminary assessment roll, inclusive of the New Lands, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

11. There is hereby declared a public hearing to be held at ____:____ __.m. on _____, 2023, at _____, Florida _____, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 , (904) 436-6270.

12. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within St. Johns County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within

St. Johns County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 9th day of August 2023.

ATTEST:

**ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: _____, dated ____ __, ____

Exhibit B: _____, dated ____ __, ____

Exhibit A

_____, dated _____, _____

Exhibit B

_____, dated _____, _____

Tab 5



MBS CAPITAL MARKETS, LLC

SUPPLEMENT TO INVESTMENT BANKING AGREEMENT DATED NOVEMBER 24, 2020 REGARDING BOND ISSUANCES BY ENTRADA COMMUNITY DEVELOPMENT DISTRICT

August 9, 2023

Board of Supervisors
Entrada Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (“Underwriter”) and the Board of Supervisors of the Entrada Community Development District (“District”) entered into an Investment Banking Agreement effective November 24, 2020, (“Agreement”) wherein the District engaged the Underwriter to provide investment banking services for the District. The purpose of this letter is to supplement the Agreement by specifying the particular planned transaction currently being contemplated by the District for which such investment banking services are to be provided by the Underwriter.

The District is considering the issuance of its Capital Improvement Revenue Bonds, Series 2023 for the purpose of acquiring/constructing additional public infrastructure improvements within the District. It is the District’s intent to engage the Underwriter to provide investment banking services for this transaction.

The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.

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- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

All other terms of the Agreement shall remain in effect, including specifically the Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17 which is again being provided in Exhibit A hereto. By execution of this supplement to the Agreement you are acknowledging receipt of the same.

This supplement to the Agreement shall be effective upon your acceptance and shall remain in effect until such time as the financing described herein has been completed or the Agreement is terminated as provided in Section 3 of the Agreement.

Sincerely,
MBS Capital Markets, LLC

A handwritten signature in blue ink, appearing to read 'B. Sealy', is positioned above a horizontal line.

Brett Sealy
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



MBS CAPITAL MARKETS, LLC

EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.



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Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.