

***Academical Village
Community Development District***

August 7, 2019

Academical Village

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

July 31, 2019

Board of Supervisors
Academical Village
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of Academical Village Community Development District will be held on **August 7, 2019 at 11:30 a.m.** at Nova Southeastern University Campus Support Building, 7501 S.W. 36th Street, Davie, Florida 33314. Following is the advance agenda:

1. Roll Call
2. Approval of Minutes of June 5, 2019 Meeting
3. Public Hearing to Adopt the Fiscal Year 2020 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2019-05** Adopting the Final Budget
 - D. Approval of Developer Funding Agreement
 - E. Motion to Close the Public Hearing
4. Acceptance of Engineer's Report dated July 19, 2019
5. Staff Reports
 - A. Attorney – Discussion of 2019 Legislative Update Memorandum
 - B. Engineer
 - C. Manager
 - 1) Number of Registered Voters in the District – 0
 - 2) Consideration of Proposed Fiscal Year 2020 Meeting Schedule
 - 3) Discussion of Financial Disclosure Report from the Commission on Ethics
6. Financial Reports
 - A. Approval of Funding Request **#26**
 - B. Balance Sheet
7. Supervisors Requests and Audience Comments
8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.academicalcdd.com>

**MINUTES OF MEETING
ACADEMICAL VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Academical Village Community Development District was held on Wednesday, June 5, 2019 at 11:00 a.m. at Nova Southeastern University, Campus Support Building, 7501 SW 36th Street, Davie, Florida.

Present and constituting a quorum were:

Roy Pressman	Chairman
Mark Wallace	Vice Chairman
Thomas Carlson	Assistant Secretary
Stephanie Brown	Assistant Secretary
Mark Crocquet	Assistant Secretary

Also present were:

Dennis Lyles	District Counsel
Rich Hans	District Administrator
Juan Alvarez	District Engineer
David Nobel	Noble Realty Group

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hans called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS

**Approval of Minutes of
March 6, 2019 Meeting**

Mr. Hans: Next we have our approval of the minutes from the March 6th meeting. If anybody has any comments on those, we can take them, and if not, a motion approving the minutes would be in order.

Mr. Carlson: It all looked like it was all very good, so I motion to approve.

On MOTION by Mr. Carlson seconded by Ms. Brown with all in favor, the Minutes of the March 6, 2019 Meeting were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2109-04 Approving the Proposed Fiscal Year 2020 Budget and Setting the Public Hearing

Mr. Hans: Item No. 3 is consideration of resolution #2019-04 approving the proposed fiscal year 2020 budget and setting the public hearing. As you are familiar with the process, we need to present the budget before June 15th, and we have to wait at least 60 days between the time we present and we adopt the budget, so there's two steps in this resolution. One is we fill in the proposed hearing date, actually the date for the public hearing I should say, and being that today is June 5th, our August 7th meeting would give us 60 days out, so if we just schedule it for August 7th if that works?

Ms. Brown: That's fine.

Mr. Hans: So, we'll fill in the blank with August 7th and then also you have the form of the proposed budget that's attached. If there are any questions or discussions on it we can take those, and just to point out a couple of places that did increase, the website compliance went up from \$500 to \$1,000, and that's because we have the ADA requirements that we have to meet which increases the amount of time and effort that goes into it, and also management fees, we've been operating under like a District that's not doing anything for the longest time.

Mr. Lyles: That would be dormant.

Mr. Hans: Right, dormant, and also our original fee was when Pete was with the university and was being the District manager, and now that we're more active and I've taken over that role our fee has gone up as well.

Mr. Lyles: I'm not sure, but maybe since I go all the way back to the very beginning I might be able to fill the Board in on that because I'm not sure when the overlap occurred. Pete Witschen at one time, before he passed away, served as not only kind of the manager of the project but, he was the District manager of the CDD, and Rich Hans' firm, GMS, served as records custodian, notice requirements, things of that nature, dealing with the State of Florida, a much more limited role, and what has happened since Pete passed

away, and we've gone through a couple of changes in the persons doing his position, Rich has taken over as District manager and I think that's something that goes back a couple of years or more, then it would be fair to alert the Board to that transition and the reason for the presentation that he just sort of summarized for you. So I think everybody that's involved with the university and with the management of the District, both developers are aware of that, have blessed that concept and we've moved forward accordingly and he's really now catching up through the budget with the responsibilities that have been increased for his firm and for him.

Ms. Brown: Is that the model that we will continue to use?

Mr. Lyles: Until someone wants to change it, yes.

Ms. Brown: Ok.

Mr. Lyles: And it can be changed at any time, but for now I think everybody has realized there are a lot of moving parts, especially this coming year and Rich's firm is experienced in handling the financing, the more complicated financial role that the District is going to start to play soon if all goes as planned, so it anticipates that as well. It can be cancelled by the action of the Board on 60 days notice at any time you want to make some kind of change or adjustment or bring it back in house to a facilities management or some kind of transition like that, it's not a permanent thing that you're locked into as a Board and as a District.

Ms. Brown: Ok.

Mr. Crocquet: Those are the increases, the management and attorney, right that's what you're referring to?

Mr. Lyles: The management fee has increased, the attorney's fee has not increased.

Mr. Hans: Engineering shows a higher number.

Mr. Crocquet: Oh right, it's engineering rather.

Mr. Hans: Just based on prior information and also right now we were operating under the developer funding, so the costs are lower and you're only funding the actual costs, and if the engineer's role slows down a little bit that will go down, but right now we're kind of active and pretty much every month we have a revised engineers report that he's working on with the developers, so he's staying pretty active. Then I did mention the website compliance and that has to do with the ADA regulations, and this is a proposed

budget, we're going to come back in 60 days and adopt the final version, so there will be discussion between now and that point as well.

Mr. Lyles: And just to reiterate something that sometimes gets lost in the shuffle, these are not actual fees that are going to be charged, these are budget line items and what's going to be charged is actual work performed and invoices submitted is what will be the basis for the payment by the university and by university associates, the development entities, and so these are in order to comply with a state law that mandates this process, this 60 day proposed budget, and then setting a public hearing and adopting a formal budget thereafter, but in no way does it indicate that's what the expenditures were going to be, just what the budget line items are.

Mr. Hans: And also, this does go into effect October 1st at the new fiscal year. Alright so we have August 7th as the public hearing date, and then if there are any other comments or questions on the proposed budget we can take those, and if not, a motion approving resolution #2019-04 which will set the public hearing for August 7th and approve this form of the proposed budget would be in order.

On MOTION by Mr. Pressman seconded by Mr. Carlson with all in favor, Resolution #2019-04 approving the proposed Fiscal Year 2020 Budget and setting the Public Hearing on August 7, 2019 at 11:00 a.m. at 7501 SW 36th Street, Davie, Florida was approved.

Mr. Hans: And just for the record, Mark Crocquet has joined the meeting, which is one of our Board members, and we also have David Nobel here as well.

Mr. Nobel: I apologize, I wasn't here for roll call, so if you could give me a copy of who was in attendance please.

Mr. Hans: Sure.

FOURTH ORDER OF BUSINESS

Staff Reports

Mr. Hans: Moving on to staff report, under attorney, anything additional?

A. Attorney

Mr. Lyles: Actually, I do have something to report. At long last we have received on behalf of the District the final verified legal description for the expansion area. We have

prepared and submitted a petition to expand the boundaries, it's at the city, it's being reviewed this week by a planning staff, there are a lot of supporting documents, and affidavits and things that have to be filed with it. They're reviewing all of that, and the university's lobbying firm advises us that they expect to have that review completed at the staff level this week, and it will move forward to two hearings before the city council shortly thereafter, so something concrete, and one promise fulfilled, and that's all I have.

Mr. Hans: Ok.

B. Engineer

Mr. Hans: Juan, anything additional for today?

Mr. Alvarez: Well, I understand that the engineers report is going to be presented not today but maybe next meeting I believe.

Mr. Hans: Correct, yes that was the request. The scheduled meeting is July 3rd, and we probably will not have with the holiday weekend going on, it might be hard to get a quorum that day, and if there's no items to present, but if something comes up and we need to have that meeting, or a meeting in that general vicinity we can have a special meeting if the developer and landowners are ready to move forward with approving some of these items to get the bonds going. They're pretty close, we're just waiting on some review and hopefully we'll get moving forward.

C. Manager

Mr. Hans: So, I guess that counts as my manager's report.

FIFTH ORDER OF BUSINESS

Financial Reports

A. Approval of Funding Request #25

B. Balance Sheet

Mr. Hans: Moving on to item No. 5 are our financial reports. Approval of funding request #25, and the balance sheet and income statement.

Mr. Lyles: And I think maybe a little explanation would be in order on the general fund that contains any large number of entries for general counsel which is my firm. I mentioned it in another context a little while ago, Pete Witschen, the former District manager passed away several years ago, in the past we were submitting invoices and they were going to Pete, he was authorizing payment and that was the process that was followed. There was some confusion and some turmoil when Pete passed away, the

invoices, we sent a couple of invoices during that timeframe, they got essentially bounced out by somebody at Nova because they didn't understand what it was for, or what the District was, or anything of that nature, and frankly we were, as the manager I think mentioned a little while ago, we were sort of in a dormant period. So we just, for a period of time stopped sending invoices, and we continued to handle the legal work for the District, come to the meetings, do the things that needed to be done, and this reflects the minimum payment under the agreement between my firm and the CDD and a couple of months ago it was pointed out to me by our internal financial people that we let this bounce go a long time and we should try to catch that up. So we went back and we reproduced all of the billing that would have been sent in the normal course of business, of course we were keeping track of it all the time internally, we just weren't submitting it and it just kind of took on a life of its own but, we've submitted these invoices, I've reviewed all of them, each and every one myself, and can answer any questions, if there are any questions, and can certify to you that they're valid and appropriate and what is called for under the engagement letter between the District and my firm, and it's just a matter of the manager is trying to catch up and let the Board know that these are all coming in at this time. They will ultimately, for audit purposes, they'll be allocated against the year in which the billing was invoiced but, they're coming to your attention at this time, I believe for the first time.

Mr. Crocquet: Any interest charged?

Mr. Lyles: No.

Mr. Wallace: We're talking about appendix A, on the invoices?

Mr. Lyles: Yes.

Mr. Wallace: And this is Mark Wallace for the record, and yes that surprised me a little bit too when I saw those old dates.

Mr. Lyles: But I think you'll probably recall that you've never seen an invoice.

Mr. Wallace: That is correct.

Ms. Brown: So, these are just actual charges for invoices, no late fees?

Mr. Lyles: No late fees, no interest, nothing of that nature, no penalties, no nothing, this is nothing of that nature.

Ms. Brown: Ok.

Mr. Hans: So, we're just looking for a motion then to approving funding request #25.

Mr. Wallace: Did anybody ask if there is available funding in the prior year's budget to carry each of these in the correct years?

Mr. Lyles: They're all less than the budgeted amount.

On MOTION by Mr. Carlson seconded by Mr. Wallace with all in favor, Funding Request #25 was approved.

Mr. Lyles: And before we leave that item, if any of the Board members have any questions, I'd be happy to take a phone call or go through records with any of you, I would have to do it individually and not as a group but, I'm happy to answer any questions or show you the backup that goes with it or anything like that.

Mr. Hans: Alright, then we have the balance sheet and income statement behind that, and you do see an increase due from the developer and our accounts payable and that's gone up significantly but it's just reflecting those numbers. So, a motion accepting that balance sheet would be in order, unless there are any questions.

On MOTION by Mr. Pressman seconded by Mr. Carlson with all in favor, the Balance Sheet was approved.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Hans: Then we have item No. 6, Supervisors requests and audience comments. If there's anything from our Supervisors today we can take those. Not hearing any, we have no audience here today for any comments.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Hans: If there is no other District business, a motion to adjourn would be in order.

On MOTION by Mr. Pressman seconded by Mr. Wallace with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

***Proposed Budget
Fiscal Year 2020***

***Academical Village
Community Development District***

August 7, 2019



Academical Village

Community Development District

General Fund

Description	FY2019 Adopted Budget	Actual thru 6/30/19	Projected Next 3 Months	Total Projected at 9/30/19	FY2020 Proposed Budget
Revenues					
Developer Contributions	\$68,809	\$54,981	\$16,806	\$71,787	\$86,881
Total Revenues	\$68,809	\$54,981	\$16,806	\$71,787	\$86,881
Expenditures					
<u>Administrative</u>					
Supervisors Fees	\$5,000	\$1,000	\$1,200	\$2,200	\$5,000
FICA Taxes	\$383	\$76	\$92	\$168	\$383
Engineering	\$6,500	\$18,312	\$6,104	\$24,416	\$15,000
Attorney	\$20,000	\$10,106	\$3,369	\$13,475	\$20,000
Management Fees	\$25,000	\$17,167	\$6,250	\$23,417	\$35,000
Computer Time	\$500	\$375	\$125	\$500	\$500
Telephone	\$100	\$13	\$4	\$17	\$100
Postage	\$500	\$136	\$45	\$181	\$500
Insurance	\$6,003	\$5,750	\$0	\$5,750	\$6,325
Printing & Binding	\$750	\$135	\$45	\$180	\$500
Legal Advertising	\$2,500	\$473	\$158	\$631	\$1,500
Other Current Charges	\$648	\$0	\$100	\$100	\$648
Website Compliance	\$500	\$375	\$125	\$500	\$1,000
Office Supplies	\$250	\$58	\$19	\$77	\$250
Dues, Licenses	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$68,809	\$54,151	\$17,636	\$71,787	\$86,881
Unassigned Fund Balance	\$0	\$830	(\$830)	\$0	\$0

REVENUES:

Developer Contributions

The District has entered into a Funding Agreement with the Developer to Fund all General Fund expenditures for the Fiscal Year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 3 supervisors attending the estimated 6 meetings.

FICA Taxes

Related payroll taxes of 7.65% for above.

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Computer Time

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Telephone

This item includes telephone and fax service.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Administrative: (continued)

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

RESOLUTION 2019-05

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2020

WHEREAS, the District Manager has heretofore prepared and submitted to the Board, for approval, the District's proposed General Fund Budget, for fiscal year 2020; and

WHEREAS, a public hearing has been held on this 7th day of August, 2019 at which members of the general public were accorded the opportunity to speak prior to the adoption of the final budget;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT;

1. The General Fund Budget heretofore submitted to and approved by the Board is hereby adopted as the final General Fund Budget of the District for the 2020 Fiscal Year.

2. A verified copy of said final General Fund Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings".

Adopted this 7th day of August 2019.

Chairman / Vice Chairman

Secretary / Assistant Secretary

DEVELOPER'S FUNDING AGREEMENT

This Agreement is made and entered into this 7th day of August, 2019, by and between:

ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in unincorporated **Broward County, Florida**, and whose mailing address is 5385 N. Nob Hill Rd., Sunrise, Florida 33351 (the "District"); and

Nova Southeastern University, Inc. a Florida nonprofit Corporation the primary developer of lands within the boundaries of the District, whose address is _____, FL, and its successors and assigns (all referred to herein as the "Developer"); and

University Associates Limited, a Florida Limited Partnership the developer of lands within the boundaries of the District, whose address is _____, FL and its successors and assigns (all referred to herein as the "Developer").

RECITALS

WHEREAS, the Developer owns or controls the majority of all lands within the District; and

WHEREAS, the District pursuant to the responsibilities and authorities vested in it by Chapter 190 Florida Statutes, desires to proceed with the discharge of its duties, including but not limited to its administrative and legal functions and its preparations to acquire, construct and deliver certain community development services, facilities, and improvements to serve the District, including without limitation **certain water distribution and sanitary sewer collection and transmission systems and facilities, a stormwater management system, open space improvements, public roadway, bridge improvement, parking improvements, chilled water distribution system, trolley systems, public plaza, parks, open space improvement and right of way improvements, and related improvements**, all as such services, facilities, and improvements are more specifically described in the plans and specifications on file at the offices of the District (collectively referred to hereafter as "Improvements"); and

WHEREAS, the Developer recognizes that in the District's discharging of said duties and responsibilities, certain benefits will accrue to the land; and

WHEREAS, the Developer is agreeable to funding the operations of the District as called for in the budget approved by the Board of Supervisors ("Budget"), which is attached and made a part hereof as Exhibit "A", as such Budget may be amended from time to time; and

WHEREAS, the Developer agrees and acknowledges that this Agreement shall be binding upon its heirs, executors, receivers, trustees, successors and assigns;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties hereinafter recited, the receipt and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

1. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.
2. Developer agrees to make available to the District the moneys necessary for the operation of the District as called for in the Budget, monthly, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account.

The District and the Developer hereby authorize district staff, the District Engineer, District Manager, District Counsel, the Financial Advisor, Bond Counsel, the Underwriters, the Trustee, Trustee's Counsel and any other necessary professionals to proceed with the work related to the issuance of the Bonds. The Developer and the District agree that all reasonable fees, costs, or other expenses incurred by the District for the services of the District Engineer, District Counsel, Bond Counsel, the Underwriters, Financial Advisor, Trustee, Trustee's Counsel, and other professionals for the work contemplated by this Agreement which are due and payable prior to the issuance of the Bonds shall be paid solely from the funds provided by the Developer pursuant to this Agreement. In the event that the District does not issue Bonds, the Developer and the District agree that all reasonable fees, costs or other expenses incurred by the District for the services of the District Engineer, District Counsel, Bond Counsel, the Underwriters, Financial Advisor, Trustee, Trustee's Counsel, and other professionals for the work contemplated by this Agreement shall be paid by the Developer to the extent required by and in accordance with the terms of each party's engagement by the District.

3. The parties hereto recognize that payments not part of the Budget may be made by the Developer, at Developer's discretion or pursuant to other agreements, to the District or on behalf of the District, in connection with the Improvements set forth in the report of the District Engineer which are to be financed with special assessment bonds ("Bonds") and as such may be considered to be reimbursable advances. The District agrees to use best efforts such that upon the issuance of its Bonds there will be included an amount sufficient to repay the Developer for the payments advanced to the District by the Developer prior to the issuance of the Bonds in accordance with this Agreement and in connection with the cost of the Improvements. Such repayment shall be made within a reasonable period of time following the issuance of the Bonds; however, District agrees to, in good faith, make every reasonable effort to pay within thirty (30) days thereof. The parties further agree that the advances made pursuant to this Agreement and in connection with the improvements and repayments will not include any interest charge.

4. Developer shall make available to the District the moneys necessary for any and all maintenance, repair, reconstruction, and replacement of the District's Improvements arising

during the fiscal year covered by the Budget (through September 30, 2019) or as set forth in the Budget for Fiscal Year 2019, as such Budget may be amended from time to time.

5. This instrument constitutes the entire agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only in writing which is executed by both of the parties hereto.

6. 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 Agreement.

7. A default by either party under the 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, injunctive relief and specific performance and specifically include 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 any property owned by the Developer within the boundaries of the District.

8. 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 attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

9. 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.

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

11. This Agreement has been negotiated fully between the parties in 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 deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

12. This Agreement, or any monies to become due hereunder, may be assigned, provided that the assigning party first obtains the prior written consent of the other party, which consent shall not unreasonably be withheld.

13. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Developer and District, their heirs, executors, receivers, trustees, successors and assigns.

14. Whenever used the singular number shall include the plural, the plural the singular; the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

15. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the date first above written.

Attest:

**ACADEMICAL VILLAGE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of special
purpose government organized under and pursuant to
Chapter 190, Florida Statutes

Secretary / Assistant Secretary

By: _____
Its _____

____ day of _____, 2019

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by _____, as _____ of the **ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the special purpose government, who is personally known and/or produced _____ as identification.

[SEAL]

Notary Public
Commission Expires: _____

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by _____, as _____ of the **ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the special purpose government. He or she is personally known to me or has produced _____ as identification.

[SEAL]

Notary Public
Commission Expires: _____

Nova Southeastern University, Inc., a
Florida a Nonprofit Corporation

Witnesses:

By: _____

Print Name: _____

Print Name

Title: _____

_____ day of _____ 2019

Print Name

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this ____ day of _____,
2019, by _____, as _____ of Nova Southeastern University,
Inc., a Florida a Nonprofit Corporation, on behalf of the company. He is personally known to
me or has produced _____ as identification.

Notary Public

Commission Expires: _____

University Associates Limited, a Florida
Limited Partnership

Witnesses:

Print Name

Print Name

By: _____

Print Name: _____

Title: _____

_____ day of _____ 2019

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me this _____ day of _____,
2019, by _____, as _____ of **University Associates Limited,**
a Florida Limited Partnership, on behalf of the company. He is personally known to me or has
produced _____ as identification.

Notary Public
Commission Expires: _____

Exhibit "A" - Budget

Academical Village Community Development District

Engineer's Report
Infrastructure Improvements

Prepared for
Academical Village Community Development District
Board of Supervisors
Town of Davie
Broward County, Florida

Prepared by
Alvarez Engineers, Inc.

10305 NW 41 Street, Suite 103
Miami, FL 33178
Telephone 305-640-1345
Facsimile 305-640-1346
E-Mail Address: Info@Alvarezeng.com

July 19, 2019

TABLE OF CONTENTS**Narrative**

I. Introduction and Summary	1
II. Purpose of this Engineer's Report	2
III. Current Ownership of the Expanded District Land	2
IV. Description of the Public Infrastructure	2
V. Estimated Schedule of Construction of the Public Infrastructure	3
VI. Ownership and Maintenance	3
VII. Permitting Status	4
VIII. Estimate of Public Infrastructure Costs	5
IX. Allocation of Infrastructure Costs Over the Development Parcels	6
X. Engineer's Certification	8

Exhibits (Maps)

Exhibit 1, Current and Proposed CDD Boundaries	10
Exhibit 2, CDD Land Subdivision	11
Exhibit 3, Public Infrastructure	12
Exhibit 4, Current Ownership of the Expanded District Land	13

DRAFT

I. Introduction and Summary.

On September 5, 2012 the Academical Village Community Development District (the "District" or "CDD") was established by the enactment of Ordinance No. 2012-18 of the Town of Davie. The Board of Supervisors of the CDD has submitted a petition to the Town to modify the boundary of the District and to expand its area from 37.56 to 39.54 acres. This Engineer's Report describes the public Infrastructure that will be constructed to support the development within the future expanded District (the "Expanded District").

The District is located at the southwest corner of the Nova Southeastern University ("NSU") campus and, upon approval of the Expanded District, it will be generally bounded by University Drive on the west, Loop Road on the north, the Central Broward Water Control District N-8 Canal, the Central Plant of the University and the West Parking Garage on the east, and a line south of SW 36 Street on the south. Refer to Exhibit 1 for a depiction of the current and proposed boundaries.

The Developer has provided information regarding the subdivision of the CDD site and the use of the parcels within. Refer to Exhibit 2 and Table 1 below.

Table 1, Subdivision Parcels, Use and Acreage		
Parcel ID	Use	Parcel Acreage
A	250-Room Hotel and Conference Center and 10,000-SF Restaurant	1.95
B	400,000-SF Office Building	4.86
C	80,000 SF of Shopping Stores and 825 High-Rise Apartments	5.20
D	975,000-SF Hospital and Research Center and 150,000-SF Medical Office Building.	11.17
E	255-Room Hotel, 50,000-SF Office Building, 17,000-SF Retail and 8,000-SF Bank	6.11
	Sub-total Developable Land	29.29
	Common Areas - Road and Canal Right of Ways	10.25
	Total District Area	39.54

Together, the facilities listed above are referred to as the "Development" in this Engineer's Report.

To support the Development, the District will partially finance, construct or acquire the following improvements that will be necessary to support the Development (Refer to Exhibit 3 for the location of the improvements):

1. Construction of a new southbound left turn lane on University Drive onto the East/West Road.
2. Construction of a new northbound right turn lane on University Drive onto the East/West Road.
3. Construction of westbound dual left turn lanes at SW 36 Street onto University Drive.
4. Construction of the East/West Road.
5. Reconstruction of SW 36 Street. Construction of an entrance feature at SW 36 Street and University Drive.
6. Relocation of the east canal and construction of bulkheads.
7. Construction of westbound dual left turn lanes at Loop Road onto University Drive.

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8. Construction of the North/South Road to connect SW 36 Street with Loop Road.
9. Construction of a landscaping irrigation system to serve the public areas.
10. Construction of public site landscaping and amenities.
11. Construction of offsite intersection improvements mandated by the Town.
12. Construction of offsite improvements to Kirkland Road mandated by the Town.

Together, the improvements listed above constitute the "Public Infrastructure" described in this Engineer's Report.

Using information provided by Developer, the estimated costs of the Public Improvements is \$22,135,479. Construction plans for the Public Infrastructure are currently being prepared by Craven Thompson and Associates. The estimated costs may vary as more detailed information becomes available as plans develop.

The estimated construction costs of the Public Infrastructure presented in this Engineer's Report will be allocated to each of the facilities of the Development in accordance with the proportional benefit received by each as described in an Assessment Methodology Report prepared by GMS-SF, LLC

II. Purpose of this Engineer's Report.

This Report was prepared for describing the Public Infrastructure that support the Development within the District and to report as to their estimated construction costs, status of permits and estimated schedule of construction. The Public Infrastructure is to be partially financed by the District and is to benefit the facilities constructed within the Proposed Boundary of the CDD as well as the general public.

III. Current Ownership of the Expanded District Land.

Refer to Exhibit 4 and to Table 2 below for the limits and acreage of the different ownerships.

Table 2		
Owner	Acres	% Ownership
Nova Southeastern University, Inc. Facilities Management	11.320	28.63%
University Associates, LTD	14.883	37.64%
HCA Health Services of Florida, Inc.	11.169	28.24%
County/Town Public Right of Ways	2.172	5.49%
Total	39.544	100.0%

IV. Description of the Public Infrastructure (Refer to Exhibit 4 for Location)

1. University Drive SBLT Lane Onto East/West Road.
The improvements consist of an approximately 200 ft long single left turn lane along University Drive. The work includes pavement demolition and widening, earthwork, grading, drainage, curbs and gutters, signing and pavement markings.
2. University Drive NBRT Lane Onto East/West Road.
The improvements consist of an approximately 225 ft long single right turn lane and a through bicycle lane along University Drive. The work includes pavement demolition and widening, earthwork, grading, drainage, curbs and gutters, signing and pavement markings.
3. SW 36 St WB Dual LT Lanes onto University Drive.

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The improvements consist in the creation of dual turn lanes turning south onto University Drive. The work includes pavement demolition and widening, earthwork and grading, concrete traffic separators, signing and pavement markings, and signalization.

4. **East/West Road Construction.**
The improvements consist of the construction of a new two-lane divided urban road extending from University Drive to the N-8 Canal. The work includes demolition, earthwork, pavement, curbs and gutters, drainage, signing and pavement markings, water and sewer improvements, lighting and landscaping.
5. **SW 36 Street Construction.**
The improvements consist of the construction of right and left turn lanes entering the development. The work includes pavement demolition and widening, earthwork and grading, concrete traffic separators, curbs and gutters, drainage, signing, pavement markings, signalization, water, sewer and landscaping.
6. **East Canal (N-8) Relocation from SW 36 St to Loop Road.**
The improvements consist of the relocation of the existing N-8 Canal from SW 36 St to the Loop Road to make space to construct the mixed residential, retail and parking structure facilities. The work includes cut and fill earthwork, culverts and bulkheads, paving, grading, hardscape, irrigation and landscape, lighting, a pedestrian bridge, drainage, and signing and pavement markings.
7. **Loop Road SB Dual LT Lanes onto University Drive.**
The improvements consist in the creation of dual turn lanes turning south onto University Drive. The work includes pavement demolition and widening, earthwork and grading, concrete traffic separators, signing and pavement markings, signalization, water and sewer.
8. **North/South Road Construction.**
The improvements consist of the construction of a new two-lane divided urban road extending from SW 36 St to the Loop Road. The work includes demolition, earthwork, pavement, curbs and gutters, drainage, signing and pavement markings, water and sewer improvements.
9. **Irrigation System.**
The improvements consist of the furnishing and installation of a reuse water irrigation system to serve the landscaping facilities of the open, public areas of the Development.
10. **Site Landscaping and Amenities.**
11. **Remote Offsite Intersection Improvements contribution mandated by the Town.**
12. **Contribution to offsite improvements to Kirkland Road mandated by the Town.**

V. Estimated Schedule of Construction of the Public Infrastructure.

Table 3		
Work Description	Begin Date	End Date
1. University Drive SBLT Lane Onto East/West Road	Jan-2020	Jan-2021
2. University Drive NBRT Lane Onto East/West Road	Jan-2020	Jan-2021
3. SW 36 St WB Dual LT Lanes onto University Drive	Jan-2020	Jan-2021
4. East/West Road Construction	Jan-2020	Jan-2021
5. SW 36 Street Construction	Jan-2020	Jan-2021
6. East Canal (N-8) Relocation from SW 36 St to Loop Road	Jan-2020	Jan-2021

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Table 3		
Work Description	Begin Date	End Date
7. Loop Road SB Dual LT Lanes onto University Drive	Jan-2021	Jan-2022
8. North/South Road Construction	Jan-2021	Jan-2022
9. Irrigation System	Jan-2010	Jan-2022
10. Site Landscaping and Amenities	Jan-2020	Jan-2021
11. Remote Offsite Intersection Improvements	Jan-2021	Jan-2021
12. Offsite Improvements to Kirkland Road	Jan-2021	Jan-2021

VI. Ownership and Maintenance.

The District will partially finance the acquisition and/or construction of the Public Infrastructure and it will then transfer them to the following agencies for ownership and maintenance:

Table 4		
Work Description	CDD	FDOT, Town, or Water District
1. University Drive SBLT Lane Onto East/West Road		X
2. University Drive NBRT Lane Onto East/West Road		X
3. SW 36 St WB Dual LT Lanes onto University Drive		X
4. East/West Road Construction	X	
5. SW 36 Street Construction	X	X
6. East Canal (N-8) Relocation from SW 36 St to Loop Road		X
7. Loop Road SB Dual LT Lanes onto University Drive		X
8. North/South Road Construction	X	
9. Irrigation System	X	
10. Site Landscaping and Amenities	X	
11. Remote Offsite Intersection Improvements		X
12. Offsite Improvements to Kirkland Road		X

VII. Permitting Status.

The table below reflects the permitting status of the Development as of the date of this Engineer's Report.

Table 5				
Permit	Agency	In Process	Approved	Anticipated Submittal
1. University Drive SBLT Lane Onto East/West Road	FDOT & Town			TBD
2. University Drive NBRT Lane Onto East/West Road	FDOT & Town			TBD
3. SW 36 St WB Dual LT Lanes onto University Drive	FDOT & Town			TBD
4. East/West Road Construction	Town			TBD
5. SW 36 Street Construction	Town			TBD
6. East Canal (N-8) Relocation from SW 36 St to Loop Road	Town, Water District			TBD

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Table 5				
Permit	Agency	In Process	Approved	Anticipated Submittal
7. Loop Road SB Dual LT Lanes onto University Drive	FDOT, Town			TBD
8. North/South Road Construction	Town			TBD
9. Irrigation System	Town/SFWMD			TBD
10. Site Landscape and Amenities	Town			TBD
11. Remote Offsite Intersection Improvements	FDOT & Town			TBD
12. Offsite Improvements to Kirkland Rd	FSOT & Town			TBD

VIII. Estimate of Public Improvement Costs*.

Table 6 Estimate of Public Improvement Costs				
Roadway Improvements		Hard Costs	Soft Costs	Total
	University Dr., East/West Rd, 36 St.	\$5,795,882	\$1,245,914	\$7,041,796
	North/South Road	\$1,950,000	\$419,183	\$2,369,183
	Loop Road at University Dr.	\$1,600,000	\$343,945	\$1,943,945
	Offsite Intersection Improvements	\$1,000,000	\$0	\$1,000,000
	Offsite Improvements Kirkland Rd.	\$300,000	\$0	\$300,000
	North/South Road on HCA Property	\$830,000	\$0	\$830,000
Sub-Total Roadway Improvements		\$11,475,882	\$2,009,042	\$13,484,924
Stormwater Management Improvements				
	Seawall	\$2,500,000	\$537,414	\$3,037,414
	Excavation, Fill Grade	\$850,000	\$182,721	\$1,032,721
	Utility Relocation	\$100,000	\$21,497	\$121,497
	Canal Ends	\$100,000	\$21,497	\$121,497
	Dewater	\$50,000	\$10,748	\$60,748
Sub-Total Stormwater Management		\$3,600,000	\$773,877	\$4,373,877
Public Space Improvements				
	Landscape, Irr., Promenade, Amenities, Lighting, Promenade, Bridge	\$1,270,000	\$273,006	\$1,543,006
	Site Landscape	\$1,500,000	\$322,448	\$1,822,448
	Landscape Irrigation	\$350,000	\$75,238	\$425,238
	Unsuitable Material Relocation	\$400,000	\$85,986	\$485,986
Sub-Total Public Space Improvements		\$3,520,000	\$756,678	\$4,276,678
Totals		\$18,595,882	\$3,539,597	\$22,135,479

*The estimated costs above include professional soft costs, permits and administration fees.

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IX. Allocation of the Public Improvement Costs Over the Development Parcels.

From entitlements information provided by the Developer for each parcel in the CDD, the costs of Roadway, Surface Water Management, and Public Spaces Improvements have been allocated proportionally on each based-on vehicle trips and acreage, as shown in Tables 7, 8, 9 and 10:

Table 7, Allocation of Roadway Improvements Costs Based on Daily Vehicle Trips								
Parcel ID	Description	Use*	Units*	Weekday Daily Traffic Rate*	Expected Units**	Daily Trips (Units x Traffic Rate)	Percentage of Total Daily Trips	Allocation of Roadway Improvements Costs
A	Hotel and Conference Center - Hotel Component	Hotel	Rooms	8.17	250	2,043	8.09%	\$1,091,538
	Hotel and Conference Center - Restaurant Component	Quality Restaurant	KSF	89.95	10	900		
B	Offices	General Office	KSF	11.01	400	4,404	12.11%	\$1,633,412
C	Mixed Use - Retail Component	Shopping Stores	KSF	42.94	80	3,435	18.98%	\$2,559,161
	Mixed Use - Residential Component	High-Rise Apartments	Dwelling Unit	4.20	825	3,465		
D	Hospital and Medical Research Center	Hospital	KSF	16.50	975	16,088	48.79%	\$6,579,640
	Medical Office Building	General Office	KSF	11.01	150	1,652		
E	Mixed Use - Hotel Component	Hotel	Rooms	8.17	225	1,838	12.02%	\$1,621,173
	Mixed Use - Office Component	General Office	KSF	11.01	50	551		
	Mixed Use - Retail Component	Shopping Stores	KSF	42.94	17	730		
	Mixed Use - Bank Component	Walk-In Bank	KSF	156.48	8	1,252		
Totals						36,358	100.00%	\$13,484,924

*From the ITE Trip Generation Manual, 8th Edition

** From Developer

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Table 8, Allocation of Stormwater Management Costs Based on Acreage				
Parcel ID	Description	Acreage	% Developable Land	Allocation of Stormwater Management Improvement Costs
A	Hotel and Conference Center	1.95	6.66%	\$291,300
B	Offices	4.86	16.59%	\$725,626
C	Mixed Use, Residential and Retail	5.20	17.75%	\$776,363
D	Hospital and Medical Research Center	11.17	38.14%	\$1,668,197
	Medical Office Building			
E	Mixed Use, Hotel, Offices, Retail, Bank	6.11	20.86%	\$912,391
	Sub-total Developable Land	29.29	100.00%	\$4,373,877
	Road and Canal Right of Ways	10.25		
	Total District Area	39.54		

* Acres are estimated and subject to change upon platting.

Table 9, Allocation Public Space Improvements, Landscape Irrigation Based on Acreage				
Parcel ID	Description	Acreage	% Developable Land	Allocation of Stormwater Management Improvement Costs
A	Hotel and Conference Center	1.95	6.66%	\$284,827
B	Offices	4.86	16.59%	\$709,501
C	Mixed Use, Residential and Retail	5.20	17.75%	\$759,110
D	Hospital and Medical Research Center	11.17	38.14%	\$1,631,125
	Medical Office Building			
E	Mixed Use, Hotel, Offices, Retail, Bank	6.11	20.86%	\$892,115
	Sub-total Developable Land	29.29	100.00%	\$4,276,678
	Road and Canal Right of Ways	10.25		
	Total District Area	39.54		

* Acres are estimated and subject to change upon platting.

Table 10, Allocation of the Public Infrastructure Costs Over the Developable Parcels					
Parcel ID	Description	Roadway Improvements	Stormwater Management Improvements	Public Spaces, Landscaping and Irrigation Improvements	Totals
A	Hotel and Conference Center	\$1,091,538	\$291,300	\$284,827	\$1,667,665

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Table 10, Allocation of the Public Infrastructure Costs Over the Developable Parcels					
B	Offices	\$1,633,412	\$725,626	\$709,501	\$3,068,539
C	Mixed Use, Residential and Retail	\$2,559,161	\$776,363	\$759,110	\$4,094,635
D	Hospital, Medical Research Center and Medical Offices	\$6,579,640	\$1,668,197	\$1,631,125	\$9,878,962
E	Mixed Use, Hotel, Offices, Retail, Bank	\$1,621,173	\$912,391	\$892,115	\$3,425,679
	Totals	\$13,484,924	\$4,373,877	\$4,276,678	\$22,135,479

X. Engineer's Certification.

It is our opinion that the proposed improvements constituting the Public Infrastructure and their estimated costs are fair and reasonable, and that the facilities within the District will receive a special benefit equal to or greater than the cost of such improvements. We believe that the improvements can be permitted, constructed and installed at the costs described in this report.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Academical Village Community Development District.

Juan R. Alvarez, PE
 Florida Registration No. 38522
 Alvarez Engineers, Inc.
 Date: July 19, 2019

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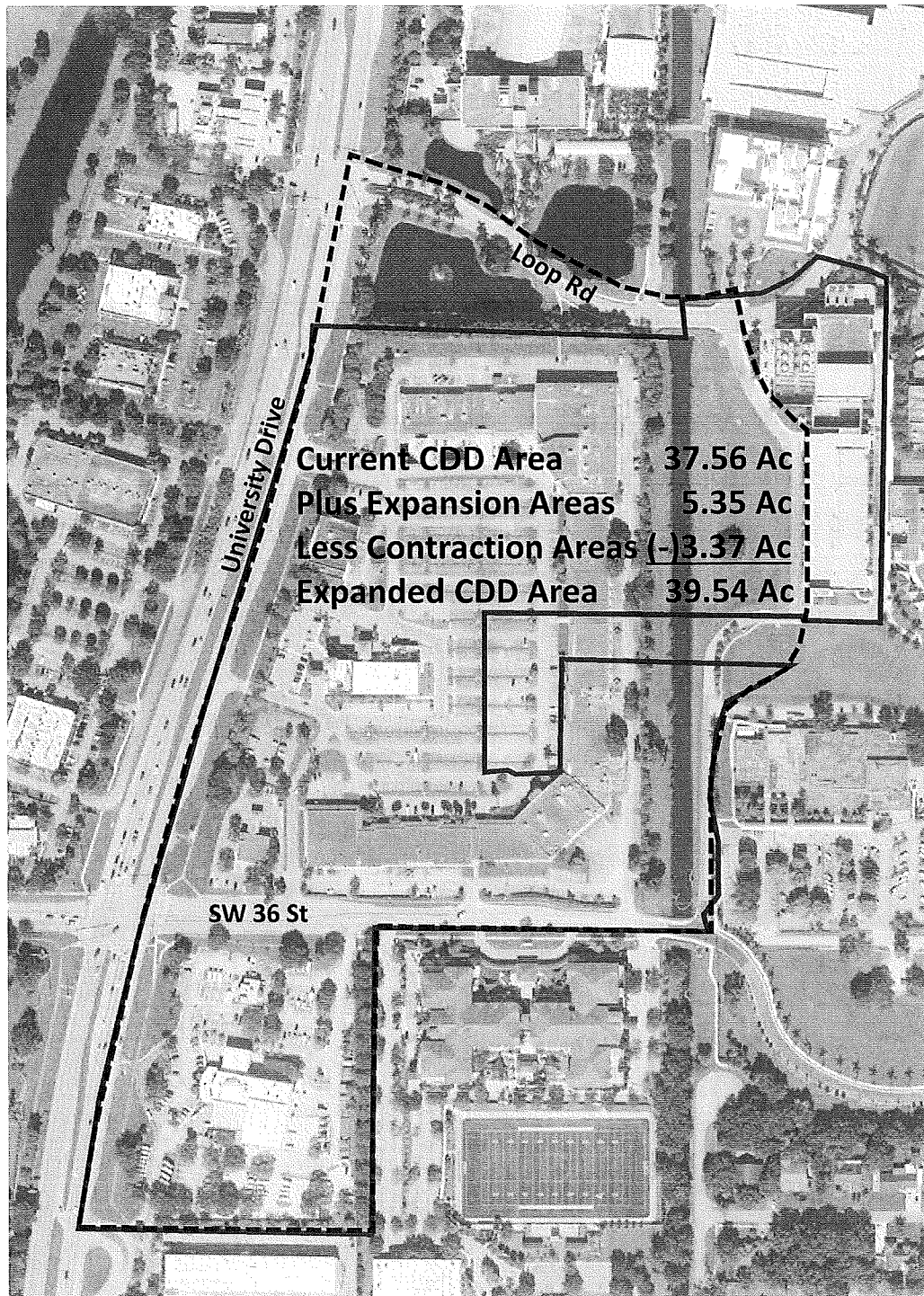
07/19/2019

Alvarez Engineers, Inc.

APPENDIX

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10305 NW 41 Street, Suite 103, Doral, Florida 33178
Telephone (305) 640-1345 Fax (305) 640-1346 E-Mail: Info@AlvarezEng.com



- Current CDD Boundary
- - - Proposed CDD Boundary

Current and Proposed CDD Boundaries

Exhibit 1

PARCEL A
85,094 S.F.
1.95 ACRES

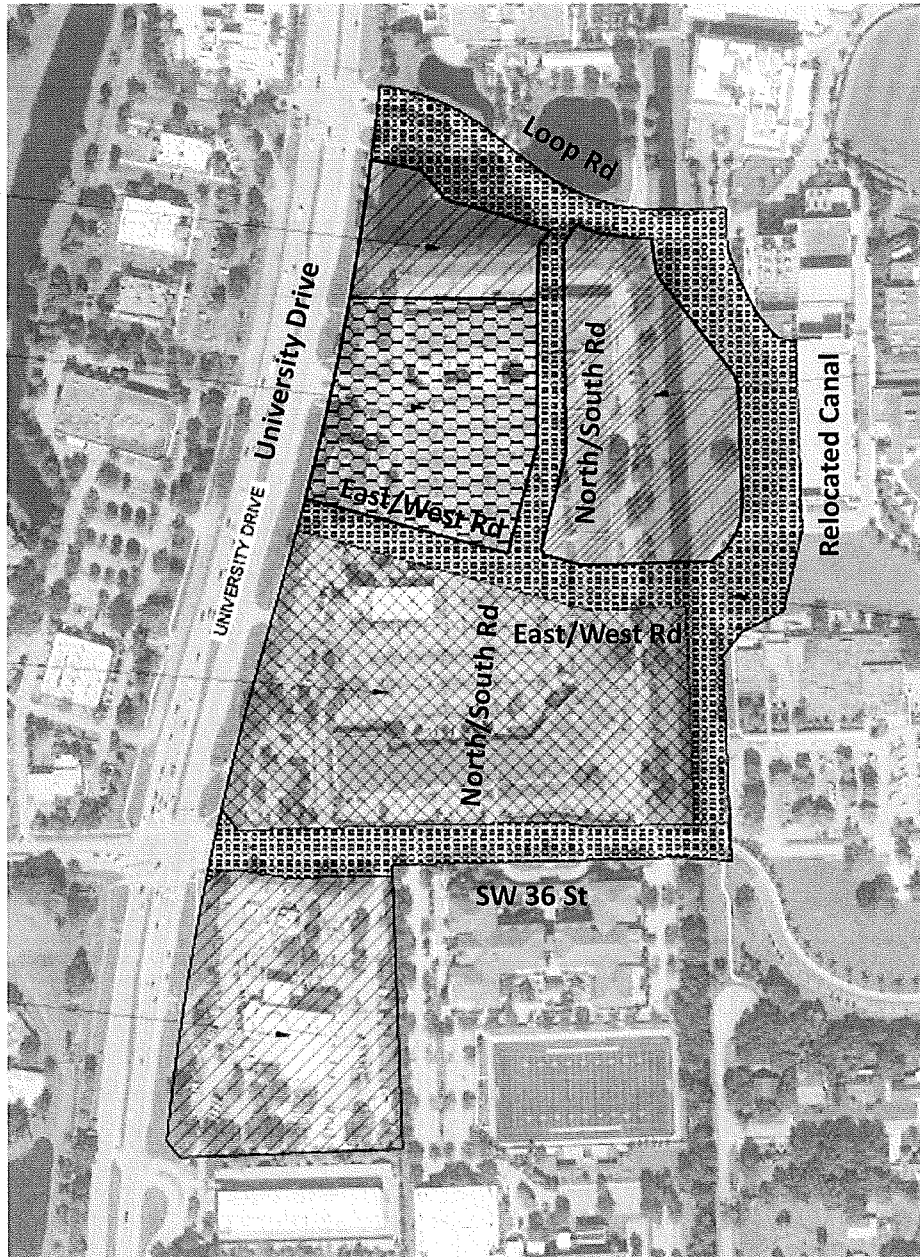
PARCEL B
211,778 S.F.
4.86 ACRES

PARCEL D
486,523 S.F.
11.17 ACRES

PARCEL E
265,568 S.F.
6.11 ACRES

PARCEL C
226,290 S.F.
5.20 ACRES

**COMMON
AREAS**
446,617 S.F.
10.25 ACRES



CDD Land Subdivision

Source: Craven Thompson and Associates

Exhibit 2

Public Infrastructure Key

- | | |
|--------------------------------|---|
| 1. U Dr SBLT Lane onto E/W Rd. | 7. Loop Rd WB Dual Lt Lanes |
| 2. U Dr NBRT Lane onto E/W Rd | 8. North/South Road |
| 3. SW 36 St WB Dual LT Lanes | 9. Irrigation System |
| 4. East/West Road | 10. Site Landscape & Amenities |
| 5. SW 36 St Construction | 11. Remote Offsite Intersections |
| 6. East Canal Relocation | 12. Offsite Improvements to Kirkland Road |

PARCEL A
65,094 S.F.
1.95 ACRES

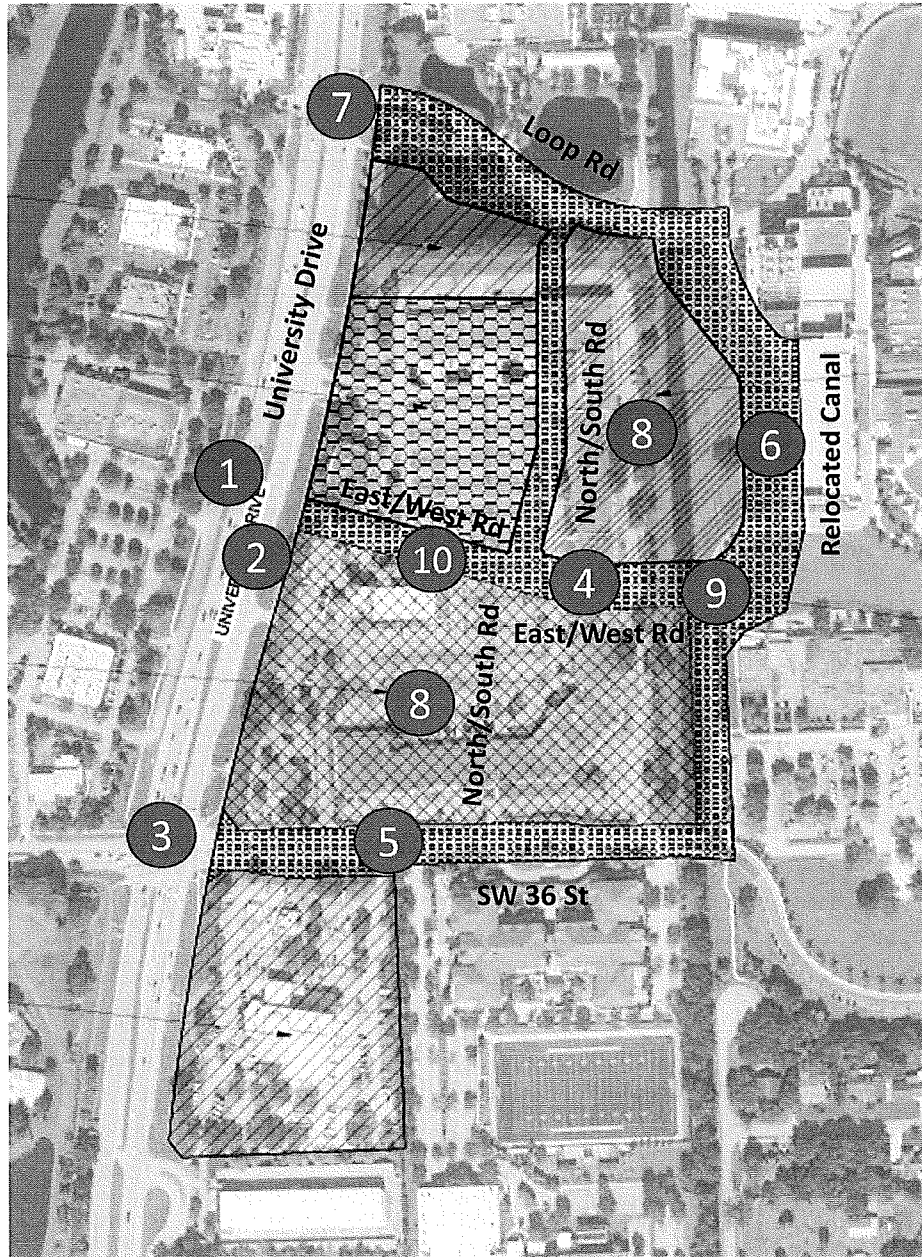
PARCEL B
211,778 S.F.
4.86 ACRES

PARCEL C
226,290 S.F.
5.20 ACRES

PARCEL D
486,523 S.F.
11.17 ACRES

PARCEL E
265,568 S.F.
6.11 ACRES

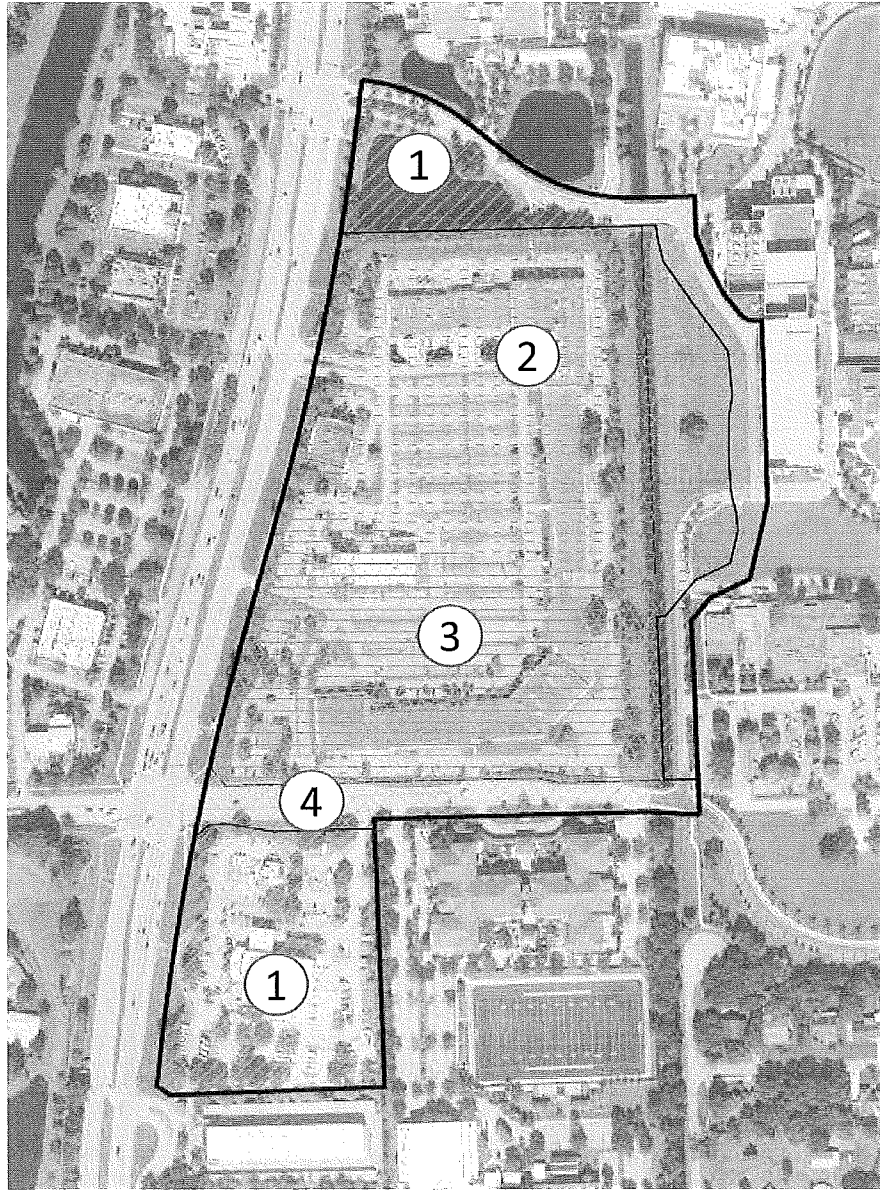
COMMON AREAS
446,617 S.F.
10.25 ACRES



Public Infrastructure Location Map

Source: Craven Thompson and Associates

Exhibit 3



Number	Owner	Acres	% of Total Area
1	NSU SE Univ., Inc. Facilities Management	11.320	28.63 %
2	University Associates, LTD	14.883	37.64 %
3	HCA Health Services of FL, Inc.	11.169	28.24 %
4	Town Right of Ways	2.172	5.49 %
Total		39.544	100.00 %


Current Land Ownership

Source: Craven Thompson and Associates

Exhibit 4

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A. 
District Counsel

DATE: July 12, 2019

RE: 2019 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our community development district and other special district clients. It is at this time of year when we summarize those legislative acts that have become law during the most recent legislative session, as follows:

Chapter 2019-164, Laws of Florida (HB 437/SB 728). This act amends section 190.046, F.S. to allow petitioners establishing CDDs of less than 2,500 acres in size to include a list of adjacent parcels that the petitioner expects to be included within the district boundaries, through expansion, within the next 10 years. A process is now in place to facilitate the orderly addition of lands to an existing CDD by expanding the boundaries of a CDD to include those parcels previously identified for annexation at the time of establishment of the CDD. No filing fee may be charged for such an expansion if the parcel has previously been identified in the original petition to establish the CDD. The act further amends Section 190.046(3) to permit CDDs to merge with other special districts created by special act of the Florida legislature, and in such circumstances, authorizes a CDD merging with another type of district to enter into a merger agreement to address issues of transition, including the allocation of indebtedness and the retirement of debt. This act is effective as of June 28, 2019.

Chapter 2019-15, Laws of Florida (SB 7014). This act, effective July 1, 2019, is designed to increase "government accountability" by amending the Auditor Selection Process required by Section 218.391, F.S. to require that the audit selection committee consist of at least three members; at least one of which is also a member of the board of supervisors or local governing board. Employees, the chief executive officer, and the chief financial officer of the local government are prohibited from serving as a member of the audit selection committee but may serve in an advisory capacity.

Chapter 2019-37, Laws of Florida (HB 327/SB 450). Effective July 1, 2019, this act amends Section 286.0113, F.S. to create a new subsection (3), exempting from public meeting requirements those portions of such public meetings that pertain to certain exempt information related to technology systems held by specified utilities owned and operated by a unit of local government, including, but not limited to, information related to the security of the technology, processes, or practices of the utility, and the protection of computers, programs, and data from attack or unauthorized access. All exempt portions of such a meeting must be recorded, transcribed,

and maintained by the local government, but the recording and transcription of the meeting would be exempt from disclosure.

Chapter 2019-97, Laws of Florida (HB 7021/SB 7040). This act amends portions of Chapter 112, F.S., by requiring the mandatory electronic filing of Form 1 and Form 6 financial disclosures after such electronic filing system is implemented by the Florida Commission on Ethics (the "Commission") and requiring the Commission to procure and test an electronic financial disclosure system by January, 2022. Local officers, including members of the board of supervisors, would, after January 1, 2023, no longer submit the Form 1, Statement of Financial Interests to the local supervisor of elections, but would be required to submit via the electronic filing system. This new system will eliminate the use of the paper forms for financial disclosure. Further, as part of this new system, the local government must furnish to the Commission by February 1st of each year a list of current names, email addresses, and physical addresses of its local officers as of December 31st of the preceding year, and the Commission must then prepare a list including such information by May 1st of each year. This legislation became effective on June 7, 2019, but the electronic filing system is not required to be in operation until 2023.

Chapter 2019-106, Laws of Florida (HB 207/SB 144). This act, effective July 1, 2019, amends Section 163.31801, F.S. to prohibit local governments from collecting impact fees prior to the issuance of building permits, revises the minimum requirements for the adoption of impact fees by certain specified local governments by codifying the dual rational nexus test used by courts to require that impact fees be connected to the money spent from the funds collected and be connected to the benefits of the new construction, and exempts water and sewer connection fees the applicability and requirements of Section 163.31801, F.S.

Chapter 2019-155, Laws of Florida (HB 1159/SB 1400). The new legislation creates Section 163.045, Florida Statutes, to prohibit local governments from requiring notices, applications, approvals, permits, fees or mitigation for pruning, trimming or removal of trees from residential property if the property owner has obtained documentation from a certified arborist or Florida licensed landscape architect that the tree presents a danger to persons or property, and prohibits local governments from requiring property owners to replant a tree that was pruned, trimmed, or removed in accordance with this section. The act also amends Section 163.3209, F.S. to delete the language that requires a property owner to secure local government approval before an electric utility provider perform necessary right-of-way tree trimming maintenance. Finally, the legislation, creates Section 70.002, F.S. establishing a Private Property Owner Bill of Rights that shall be posted on the website of each county property appraiser. This act is effective July 1, 2019.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, but you may wish to make the same available by request.



SUPERVISOR OF ELECTIONS
www.browardsoe.org

Broward Governmental Center • 115 South Andrews Avenue, Room 102 • Fort Lauderdale, Florida 33301 • 954-712-1951

MEMORANDUM

To: Jennifer McConnell
Government Management Services

From : John Way
Public Services Director

Date: April 15, 2019

Subject: Community Development District Information

Pursuant to your request, please be advised that the number of registered voters as of April 15, 2019 in the Special Districts requested is as follows:

<u>SPECIAL DISTRICT</u>	<u>NUMBER OF REGISTERED VOTERS</u>
Academical Village CDD	0
Coral Bay CDD	2066
Cypress Cove CDD	424
Hollywood Beach CDD District 1	0
McJunkin at Parkland	0
Orchid Grove CDD	631
Sabal Palm CDD	735
Turtle Run CDD	2478
Oakridge CDD	991

We hope this information has been of assistance to you.

NOTICE OF MEETINGS ACADEMICAL VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Academical Village Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2020 at 11:00 AM at the Nova Southeastern University, Campus Support Building, 7501 SW 36 Street, Davie, Florida 33314, on the first Wednesday of each month as follows:

October 02, 2019
November 06, 2019
December 04, 2019
January 08, 2020 Exception
February 05, 2020
March 04, 2020
April 01, 2020
May 06, 2020
June 03, 2020
July 01, 2020
August 05, 2020
September 02, 2020

The meeting will be open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability of physical impairment should contact the District Office at (954) 721-8681 at least five calendar days prior to the 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 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 such appeal is to be based.

Rich Hans
Manager



Search for Financial Disclosure Filers

Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

If you filed with the Commission or the Supervisor of Elections and no date appears in the "Filing Requirement Fulfilled" column, it means either the Supervisor or Commission has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of judges and judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to five business days.

Your Search for "Academical Village Community Development District - Board of Supervisors" returned the following results:

Coordinator:

Rich Hans

Governmental Management Services

5385 N. Hob Hill Rd

Sunrise, FL, 33351

(954) 721-8681

rhans@gmssf.com

Narrow results to a particular suborg:

- [All Suborganizations](#)
- [Board of Supervisors](#)
- [Employees](#)

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
251446	2018	Brown, Stephanie	Academical Village Community Development District-Board of Supervisors	Form 1 with Broward County SOE	06/26/2019	View Filing History
270555	2018	Carlson, Thomas	Academical Village Community Development District-Board of Supervisors	Form 1 with Miami-Dade County SOE	06/18/2019	View Filing History
275357	2018	Crocquet, Mark	Academical Village Community Development District-Board of Supervisors	Form 1 with Broward County SOE	03/11/2019	View Filing History
270556	2018	Pressman, Roy	Academical Village Community Development District-Board of Supervisors	Form 1 with Miami-Dade County SOE	06/20/2019	View Filing History
251449	2018	Wallace, Mark	Academical Village Community Development District-Board of Supervisors	Form 1 with Miami-Dade County SOE	Form Receipt Not Recorded	View Filing History

[Search Again](#)

General Information about Filing Financial Disclosure

- Brochure: [A Guide to the Sunshine Amendment and Code of Ethics \(PDF\)](#)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at disclosure@leg.state.fl.us or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Academical Village

Community Development District

Funding Request #26

August 7, 2019

PAYEE		GENERAL FUND	
1	Alvarez Engineers		
	Inv# 5053 - Engineering Services	\$	3,800.00
	Inv# 5121 - Engineering Services	\$	600.00
	Inv# 5155 - Engineering Services	\$	900.00
2	Billing, Cochran, Lyles, Mauro, Ramsey, P.A.		
	Inv# 156076 - General Counsel (Apr 2019)	\$	551.00
	Inv# 156529 - General Counsel (May 2019)	\$	928.00
	Inv# 157059 - General Counsel (Jun 2019)	\$	1,102.00
3	GMS-SF, LLC		
	Inv# 83 - Management Fees & Expenses (Jun 19)	\$	2,185.28
	Inv# 84 - Management Fees & Expenses (Jul 19)	\$	2,394.28
4	Board Payroll		
	5-Jun-19	\$	645.90
TOTAL		\$	13,106.46

Please make check payable to:

Academical Village CDD
5385 N Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

ACADEMICAL VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET
June 30, 2019

	<u>General Fund</u>
<u>ASSETS:</u>	
CASH	\$2,394
DUE FROM DEVELOPER	\$74,186
DUE FROM CAPITAL	\$18,997
TOTAL ASSETS	<u><u>\$95,576</u></u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$74,186
DUE TO DEVELOPER	\$18,997
<u>FUND EQUITY AND OTHER CREDITS:</u>	
RETAINED EARNINGS	
UNRESERVED	\$2,394
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u><u>\$95,576</u></u>

ACADEMICAL VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues & Expenditures and Changes in Fund Balance
For The Period Ending June 30, 2019

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 06/30/19</u>	<u>ACTUAL THRU 06/30/19</u>	<u>VARIANCE</u>
<u>Revenues</u>				
Developer Contributions	\$68,809	\$54,981	\$54,981	\$0
Total Income	\$68,809	\$54,981	\$54,981	\$0
<u>Expenditures</u>				
<u>Administrative</u>				
Supervisors Fees	\$5,000	\$3,750	\$1,000	\$2,750
FICA Taxes	\$383	\$287	\$77	\$211
Engineering	\$6,500	\$4,875	\$18,312	(\$13,437)
Attorney	\$20,000	\$15,000	\$10,106	\$4,894
Management Fees	\$25,000	\$18,750	\$17,167	\$1,583
Computer Time	\$500	\$375	\$375	(\$0)
Telephone	\$100	\$75	\$13	\$62
Postage	\$500	\$375	\$136	\$239
Printing & Binding	\$750	\$563	\$135	\$427
Insurance	\$6,003	\$6,003	\$5,750	\$253
Legal Advertising	\$2,500	\$1,875	\$473	\$1,402
Other Current Charges	\$648	\$486	\$0	\$486
Website Admin	\$500	\$375	\$375	(\$0)
Office Supplies	\$250	\$188	\$58	\$129
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Expenditures	\$68,809	\$49,114	\$54,151	(\$3,961)
Excess Revenues/Expenditures	\$0		\$830	
Retain Earnings - Beginning			\$1,564	
Retain Earnings - Ending			\$2,394	