

**MINUTES OF MEETING  
KEPLER ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Kepler Road Community Development District was held Monday, **July 8, 2024** at 11:00 a.m. at the Gateway Center for the Arts, 880 Highway 17, DeBary, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Duane “Rocky” Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Michelle Rigoni	District Counsel <i>by phone</i>
Sean Fortier	District Engineer, Kelly, Collins & Gentry, Inc.
Scott Stuart	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Iorio called the meeting to order and called the roll. Three Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated that there were only Board members and staff present today.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 8, 2024  
Board of Supervisors Meeting**

Mr. Flint presented the minutes from the April 8, 2024, Board of Supervisors meeting and asked for any comments or corrections to the minutes. There were no comments or corrections to the minutes. The Board approved the minutes.



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Kepler Road CDD

will be acquiring Phase 1. Mr. Flint asked for a motion to approve the budget Funding Agreement for Fiscal Year 2025 in substantial form.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, the Fiscal Year 2024/2025 Developer Funding Agreement and Authorizing the Chairman or Vice Chairman to Execute the Final Agreement, was approved in substantial form.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni stated that they have filed a validation complaint and warned the Board they will see some requests for documentation. There were no further questions for Ms. Rigoni.

**B. Engineer**

Mr. Fortier gave an update on the general construction overview and noted that Phase One is still ongoing. Utility testing will start in the next few weeks. Other phases have not started, however will be getting new drone photography this week. Mr. Iorio asked if the schedule is still set for the end of the year, as discussed. Mr. Fortier believed it is, however, he needs a full update. Any builds or turnovers will be coordinated with Kutak Rock. There was no action required.

**C. District Manager’s Report**

**i. Balance Sheet & Income Statement**

Mr. Flint stated the balance and income statements are through the end of May and were unaudited. He noted no action is required.

**ii. Ratification of Funding Requests No. 3-8**

Mr. Flint stated that funding request #3-8 were transmitted to the developer under the funding agreement. There were no questions, Mr. Flint asks for a motion to ratify funding requests 3-8.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Funding Requests #3-8, were ratified.

**iii. Adoption of District Goals and Objectives**

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Mr. Flint stated the legislature implemented a new law that requires Special Districts to adopt goals and objectives by October 1<sup>st</sup>, and annually after that. There needs to be a report by December 2025 on how the District has performed against those adopted goals and objectives. Mr. Flint asked the Board to approve this to meet the October 1<sup>st</sup> deadline.

Mr. Iorio asked if this was something that came from the legislators or if this was something the Board drafted. Mr. Flint stated this was something the Board put together. There were no further questions, and Mr. Flint asked for a motion of approval.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Adoption of District Goals and Objectives, was approved.

**iv. Approval of Fiscal Year 2025 Meeting Schedule**

Mr. Flint stated the Board is required to adopt an annual meeting schedule. The schedule will follow meeting on the second Monday of each month at 11 am. They asked for a motion of approval.

On MOTION by Mr. Iorio seconded by Mr. Franklin, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor, the meeting was adjourned.

DocuSigned by:  
*George Flint*  
Secretary/Assistant Secretary

DocuSigned by:  
*Tony Iorio*  
Chairman/Vice Chairman