

**RESOLUTION NO. 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EASTPORT COMMUNITY DEVELOPMENT DISTRICT; ESTABLISHING THE EASTPORT MAINTENANCE ADVISORY COMMITTEE; PROVIDING FOR ITS PURPOSE, FUNCTIONS, AND DUTIES; PROVIDING FOR MEMBERSHIP AND APPOINTMENT; PROVIDING FOR COMPLIANCE WITH APPLICABLE LAWS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Eastport Community Development District ("Eastport"), Village Community Development District No. 14 ("District 14"), and Village Community Development District No. 15 ("District 15") have entered into an Interlocal Governmental Agreement for Maintenance of Project Wide Improvements on September 7, 2023 (the "Interlocal Agreement"), to provide funding for the operation, maintenance, repair, and replacement of certain defined areas and improvements as provided for in Exhibit "A" of the Interlocal Agreement of general benefit to all resident and users of said areas and improvements ("Project Wide Improvements"); and

**WHEREAS**, the Interlocal Agreement provides that Eastport shall coordinate and supervise the operation, maintenance, repair, and replacement of the Project Wide Improvements; and

**WHEREAS**, an advisory committee can provide an important communication link between governmental agencies, the public and the Eastport Community Development District Board of Supervisors (the "Board") and can lead to improved service and decision making; and

**WHEREAS**, the Board wishes to establish a Maintenance Advisory Committee to provide input, explore issues and provide advice and recommendations to the Board on issues related to its aforementioned contractual obligations set forth in the Interlocal Agreement; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of the Eastport Community Development District:

1. Advisory Committee Established. There is hereby established the Eastport Maintenance Advisory Committee ("EMAC").
2. Purpose of the EMAC. The purpose of the EMAC is to provide input, explore issues, and provide advice and recommendations to the Board on issues related to the Board's operation, maintenance, repair, and replacement of Project Wide Improvements.
3. Duties.
  - A. Monitor and recommend pertinent and significant aspects of the project wide operation, maintenance, repair, and replacement process as follows:

- i. Review and recommend an annual budget to the Board, review budget to actual statements and review and recommend all capital expenditures through the budget process or outside the budget process as the need develops.
  - ii. Review and recommend contract renewals and bid and proposal awards to the Board.
  - iii. Explore significant and important issues as they arise and provide advice and recommendations to the Board.
- B. Perform any other duties as assigned by the Board.

4. Membership.

- A. Initially, the EMAC shall consist of three (3) members. Each of Eastport, District 14, and District 15 (individually a “District” and collectively, including all community development districts that subsequently elect to join into the Interlocal Agreement, the “Districts”) shall be requested to provide a Supervisor from that District to serve on the EMAC. Each of the Districts participating on the EMAC will also be requested to appoint an alternate member to serve and attend meetings when that District's Supervisor member cannot attend a meeting.
- B. Every District that subsequently joins into the Interlocal Agreement shall be requested to provide a Supervisor to serve on the EMAC, such that the EMAC shall always consist of the same number of members as there are parties to the Interlocal Agreement, except to the extent that a District elects not to provide a Supervisor to serve on the EMAC.
- C. The EMAC shall meet at a minimum once each quarter.
- D. There is no obligation on the Districts to provide a Supervisor to serve on the EMAC.
- E. Members of the EMAC shall serve without compensation and all members shall be able to devote the time necessary to participate in the activities of the EMAC.
- F. The term of each Supervisor or Alternate will be determined by the respective District.

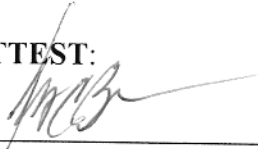
5. Officers, Quorum, and Rules of Procedure.

- A. At the first meeting, and annually thereafter, the membership of the EMAC shall elect a chairperson and vice chairperson from among the members. Officers' terms shall be for one (1) year, with eligibility for re-election.
  - B. The presence of a majority of members from the participating Districts shall constitute a quorum of the EMAC necessary to take action and transact business. In addition, once quorum requirements have been met, an affirmative vote of the majority of the EMAC members present at the meeting shall be necessary in order to take official action. A tie vote shall not be considered an affirmative vote.
  - C. The EMAC may, by a majority vote of the entire membership of the EMAC, adopt rules of procedure for the transaction of business. The EMAC shall keep a written record of meetings, actions, findings and recommendations. Copies of all EMAC minutes, actions, reports, findings and recommendations shall be submitted to the Board.
6. Compliance with Applicable Laws.
- A. The EMAC activities shall be consistent with federal and state laws and regulations.
  - B. All meetings of the EMAC shall be open to the public and subject to the applicable provisions of the Florida open meetings ("Sunshine") laws, Section 286.011, Florida Statutes.
  - C. The records of the EMAC shall also be subject to the applicable provisions of the Florida Public Records Law, Chapter 119, Florida Statutes.
7. Duties of the District Manager of Eastport or Designee for the EMAC. The duties of the District Manager or his/her designee for the EMAC shall be:
- A. To administer the activities of the EMAC in accordance with the policies of the Board and this Resolution.
  - B. To provide periodic written reports to the Board on the activities of the EMAC.
  - C. To provide any additional technical or administrative support as deemed appropriate by the District Manager.
8. Effective Date. This Resolution shall take effect immediately upon adoption by the Board.

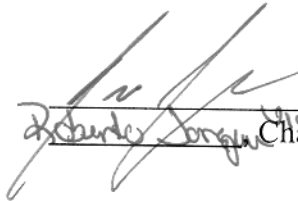
**DONE AND RESOLVED** at The Villages, Florida, this 28<sup>th</sup> day of July, 2023.

**EASTPORT COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**



\_\_\_\_\_  
Kenneth C. Blocker, District Manager



\_\_\_\_\_  
Robert J. Long, Chair, Board of Supervisors

## EXHIBIT "A"

### **A. LANDSCAPING WITHIN RIGHT-OF-WAYS, MEDIANS, AND TRAFFIC CIRCLES, AND ASSOCIATED WALLS AND FENCING, LOCATED WITHIN OR ADJACENT TO THE FOLLOWING ROADWAYS, LESS AND EXCEPT: (I) ANY PORTIONS ADJACENT TO COMMERCIAL OR AMENITY PROPERTY, AND PROPERTY NOT IN THE VILLAGES; (II) STREET LIGHTING ASSUMED BY THE CITY OF WILDWOOD, THE CITY OF LEESBURG, SUMTER COUNTY, OR LAKE COUNTY; AND (III) VILLAGE/NEIGHBORHOOD ENTRY FEATURES NOT LISTED IN SECTION B. BELOW**

#### District 14:

1. Chandler Drive south of the unmanned gate

#### District 15:

2. Central Parkway from Landstone Boulevard to Bexley Trail, and for clarity, including all traffic circles and medians therein
3. Landstone Boulevard from Central Parkway to Bexley Trail, and for clarity, including all traffic circles and medians therein
4. Marsh Bend Trail from the northwest boundary of District 15, south to Central Parkway
5. Bexley Trail from the north right of way of Florida's Turnpike, south to Landstone Boulevard

### **B. ENTRY FEATURES**

1. Central Parkway at (a) Marsh Bend Trail and (b) Barr Boulevard
2. Landstone Boulevard at Barr Boulevard
3. Bexley Trail at (a) Marsh Bend Trail and (b) McNeill Drive
4. Marsh Bend Trail at (a) McNeill Drive and (b) Neil Way
5. CR 470 at (a) Chandler Drive and (b) Meggison Road

### **C. LAKES, SHORELINES, CONSERVATION, STORMWATER MANAGEMENT SYSTEM, BUFFER AREAS, AND GREEN SPACES**

1. Maintenance obligation for the Stormwater Management System (SWMS). The SWMS includes Central Lake, the Stormwater Retention Basins (SRB), other Water Retention Areas (WRA), underground stormwater conveyance systems and similar areas conveyed to those Community Development Districts (CDD's) or over which CDD's have assumed maintenance but excluding such bleed down underground conveyance systems operated pursuant to the GPWCA and WUDD irrigation systems and not part of the SWMS.
2. All Conservation Areas, Reserves, Preserves, Mitigation Areas and other similar areas required by the Villages of Southern Oaks and Villages of West Lake Development Agreements with City of Wildwood and City of Leesburg, respectively, or required by government regulation of general application, located within and adjacent to the boundaries of the parties within this agreement.
3. Green spaces associated with transportation, multi-modal and golf cart paths and trails listed in Section D below.
4. Perimeter buffers and security improvements.

**D. TRANSPORTATION TRAILS**

1. Transportation, multi-modal, and golf cart paths and trails within the Project, together with associated landscaping, but excluding (a) those trails/paths lying within the paved surface of a road right-of-way, and (b) golf cart paths and trails which are part of and necessary to play any particular golf course.

**E. TUNNELS**

1. Tunnels, tunnel headwalls and ramps that lie within or adjacent to the roadways listed in Section A above.

**F. OTHER**

1. "The Villages" Welcome signs along roadways outlined in Section A above
2. Sunset Island and the Bridge to Sunset Island
3. Nadine Trail – path around Central Lake, together with associated seating areas, shade structures, and green space.
4. Boathouse and Boathouse Dock on Boardwalk/Wharf on Central Lake
5. The still-to-be-named square in Eastport
6. "The Villages" sign on CR 470 at the northbound Turnpike interchange exit