

**BUCKHEAD TRAILS II  
COMMUNITY DEVELOPMENT  
DISTRICT**

**SEPTEMBER 27, 2023**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA. FL 33067

# **Buckhead Trails II Community Development District**

## **Board of Supervisors**

Carlos de la Ossa, Chair  
Nicholas Dister, Vice-Chairman  
Austin Berns, Assistant Secretary  
Ryan Motko, Assistant Secretary  
Alberto Viera, Assistant Secretary

## **District Staff**

Brian Lamb, District Secretary  
Angie Grunwald, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## **Regular Meeting Agenda**

Wednesday, September 27, 2023, at 10:00 a.m.

The Regular Meeting of Buckhead Trails II Community Development District will be held on **September 27, 2023, at 10:00 a.m. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779**. For those who intend to call in below is the Zoom link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

### **Zoom Meeting**

<https://zoom.us/j/91295341135?pwd=VElyVi9pYVBOQ050ZEpVbi9CMEYvUT09>

**Meeting ID: 912 9534 1135    Passcode: 992287**

*All cellular phones and pagers must be turned off during the meeting.*

## **REGULAR MEETINGS OF THE BOARD OF SUPERVISORS**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. BUSINESS ITEMS**
  - A. Ratification of Developer Funding Agreement for Fiscal Year 2023/2024 .....Tab 01
  - B. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Approval of Minutes of the August 23, 2023, Public Hearing & Regular Meeting .....Tab 02
  - B. Consideration of Operation and Maintenance Expenditures August 2023 .....Tab 03
  - C. Acceptance of the Financials and Approval of the Check Register for August 2023 .....Tab 04
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

\*The next regularly scheduled meeting is October 25, 2023, at 2:00 p.m

### **District Office**

Inframark  
2005 Pan Am Circle  
Tampa, Florida 33607

### **Meeting Location:**

**Eaves Bend Amenity Center**  
4725 Los Robles Court  
Palmetto, FL 35779

**FY 2023-2024 Operations and Maintenance  
Budget Funding Agreement  
(Buckhead Trails II Community Development District)**

This FY 2023-2024 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 23, 2023, between the **Buckhead Trails II Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **EPG Buckeye Road Development, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609 (collectively, the “**Developer**”).

**Recitals**

**WHEREAS**, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is adopting its budget for fiscal year 2023-2024 as attached hereto as **Exhibit A** (the “**FY 2023-2024 Budget**”), which commences on October 1, 2023, and concludes on September 30, 2024;

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2023-2024 Budget, and/or utilizing such other revenue sources as may be available to it;

**WHEREAS**, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2023-2024 Budget so long as payment is timely provided;

**WHEREAS**, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

**WHEREAS**, the Developer agrees that the activities of the District described in the FY 2023-2024 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2023-2024 Budget; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2023-2024 Budget.

**Operative Provisions**

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Funding Obligations.** From time to time during the 2023-2024 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$118,425.00 in accordance with the FY 2023-2024 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.


- 2. FY 2023-2024 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2023-2024, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2023-2024. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2023-2024. The District and Developer agree that the FY 2023-2024 Budget shall be revised at the end of the 2023-2024 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2023 and ending on September 30, 2024. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2023-2024 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2023-2024 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
- 3. Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("Lien") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
  - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2023-2024 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
  - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
- 4. Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
- 5. Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
- 6. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. **Interpretation.** This Agreement has been negotiated fully between the parties as 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 each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2023-2024 fiscal year on September 30, 2024. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
9. **Third Parties.** This Agreement is solely for the benefit of the parties hereto 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. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
11. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
12. **Authority.** 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 instrument.
13. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.


IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**EPG Buckeye Road Development, LLC**  
a Florida limited liability company

By: **Eisenhower Management, Inc.,**  
a Florida corporation,  
its Manager

By:   
Name: Nicholas J. Duter  
Title: Vice President

**Buckhead Trails II Community  
Development District**

  
Name: Carlos de la Ossa  
Chair/Vice-Chair of the Board of Supervisors

**Exhibit A: FY 2023-2024 Budget**

The Public Hearing and regular meeting of the Board of Supervisors of Buckhead Trails II Community Development District was held on Wednesday, August 23, 2023, and called to order at 1:17 p.m. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779.

Nicholas Dister	Chairperson
Carlos de la Ossa	Vice Chairperson
Ryan Motko	Assistant Secretary
Austin Berns	Assistant Secretary
Alberto Viera	Assistant Secretary

Brian Lamb	District Manager
Angie Grunwald	District Manager
John Vericker	District Counsel

## FIRST ORDER OF BUSINESS Call to Order/Roll Call

## SECOND ORDER OF BUSINESS Public Comments on Agenda Items

## THIRD ORDER OF BUSINESS Recess to Public Hearings

## FOURTH ORDER OF BUSINESS Public Hearing on Adopting the Fiscal Year 2024 Final Budget

## B. Staff Presentation

UNAPPROVED

**C. Public Comment**

There were no public comments.

**D. Consideration of Resolution 2023-36; Adopting Final Fiscal Year 2024 Budget**

On MOTION by Mr. Motko seconded by Mr. Viera with all in favor Resolution 2023-36 adopting the Final Fiscal Year 2024 Final Budget, was adopted. 5-0

**E. Consideration of Developer Funding Agreement for FY 2024**

On MOTION by Mr. De La Ossa seconded by Mr. Berns with all in favor the Developer Funding Agreement for FY 2024, was approved. 5-0

**F. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget**

On MOTION by Mr. Motko seconded by Mr. Viera with all in favor the Public Hearing on Adopting Fiscal Year 2024 Final Budget was closed. 5-0

**FIFTH ORDER OF BUSINESS**

**Return to Regular Meeting**

Ms. Grunwald directed the Board of Supervisors to proceed to the regular meeting.

**SIXTH ORDER OF BUSINESS**

**Vendor and Staff Reports**

**A. District Counsel**

**B. District Manager**

**C. District Engineer**

There being no staff reports, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2023-37; Re-Designation of Officers**

Ms. Grunwald discussed the Resolution with the Board.

On MOTION by Mr. Motko seconded by Mr. Viera with all in favor Resolution 2023-37; the Re-Designation of Officers was adopted. 5-0

**B. Consideration of Resolution 2023-38; Setting the Fiscal Year 2024 Meeting Schedule**

On MOTION by Mr. Viera seconded by Mr. Motko with all in favor Resolution 2023-38; Setting the Fiscal Year 2024 Meeting Schedule, was adopted. 5-0

**C. General Matters of the District**

There being no additional general matters of the District, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**Consent Agenda Items**

**A. Consideration of Minutes of the Regular Meeting May 24, 2023**

**B. Consideration of Operations and Maintenance Expenditures May - July 2023**

**C. Review of Financial Statements Month Ending July 31, 2023**

Ms. Grunwald reviewed the Consent Agenda items with the Board.

On MOTION by Mr. Motko seconded by Mr. Viera with all in favor the Consent Agenda was approved. 5-0

**NINTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

There being no Board Members comments, the next order of business followed.

**TENTH ORDER OF BUSINESS Adjournment**

There being no further business,

On MOTION by Mr. Motko seconded by Mr. Viera with all in favor the meeting was adjourned.

\_\_\_\_\_  
Angie Grunwald  
Assistant Secretary

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



**BUCKHEAD TRAILS II CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK BUCKHEAD TRAILS II CDD)	100149	\$1,999.99		DISTRICT INVOICE AUGUST 2023
<b>Monthly Contract Subtotal</b>		<b>\$1,999.99</b>		
<b>Variable Contract</b>				
ALBERTO VIERA - Reim BUCKHEAD TRAILS II CDD)	AV 060523 MILEAGE	\$78.14		MILEAGE - 09/28/22 & 12/22/22
ALBERTO VIERA BUCKHEAD TRAILS II CDD)	AV 082323	\$200.00		SUPERVISOR FEE 08/23/23
AUSTIN BERNIS BUCKHEAD TRAILS II CDD)	AB 082323	\$200.00		SUPERVISOR FEE 08/23/23
CARLOS DE LA OSSA BUCKHEAD TRAILS II CDD)	CDLO 082323	\$200.00		SUPERVISOR FEE 08/23/23
NICHOLAS J. DISTER BUCKHEAD TRAILS II CDD)	ND 082323	\$200.00		SUPERVISOR FEE 08/23/23
RYAN MOTKO BUCKHEAD TRAILS II CDD)	RM 082323	\$200.00		SUPERVISOR FEE 08/23/23
STRALEY ROBIN VERICKER BUCKHEAD TRAILS II CDD)	23505	\$1,105.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/15/23
<b>Variable Contract Subtotal</b>		<b>\$2,183.14</b>		
<b>Utilities</b>				
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
BUSINESS OBSERVER BUCKHEAD TRAILS II CDD)	23-01211M	\$126.88		NOTICE OF HEARING
STRALEY ROBIN VERICKER BUCKHEAD TRAILS II CDD)	22542	\$2,610.60		PROFESSIONAL SERVICES - THRU 12/15/22
<b>Regular Services Subtotal</b>		<b>\$2,737.48</b>		
<b>Additional Services</b>				
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$6,920.61</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#100149

**CUSTOMER ID**

C3147

**PO#****DATE**

8/28/2023

**NET TERMS**

Net 30

**DUE DATE**

9/27/2023

**BILL TO**

Buckhead Trails II Community  
Development District  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: August 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.66		1,166.66
Accounting Services	1	Ea	375.00		375.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Rental & Leases	1	Ea	16.66		16.66
<b>Subtotal</b>					<b>1,999.99</b>

**Subtotal** \$1,999.99

**Tax** \$0.00

**Total Due** \$1,999.99

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*

## **CHECK REQUEST FORM**

**District Name:** Buckhead Trails II

**Date:** 6/5/23

**Invoice Number:** AV 060523 Mileage

**Please issue a check to:**

**Vendor Name:** Alberto Viera

**Vendor No.:**

**Check amount:** \$78.14

**Please code to:**

**Check Description/Reason:** Mileage to and from meetings - Attached

**Mailing instructions:** 3013 W. Braddock St.

Tampa, FL 33607

**Due Date for Check:**

**Requestor:** Eric Davidson

**Manager's review:**

Albert Viera Buckhead Trails II CDD Mileage Reimbursement - Corrected

Date	Miles	Mileage Rate	Total	Notes
9/28/2022	87.6	0.445	\$38.98	CDD Meeting
12/22/2022	88	0.445	\$39.16	CDD Meeting
			\$78.14	Total



**Buckhead Trails II CDD**

MEETING DATE: August 23, 2023

DMS: Argu Enclosed

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Austin Berns	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

AV 082323

**Buckhead Trails II CDD**

MEETING DATE: August 23, 2023

DMS: Argu Enclosed

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Austin Berns	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

AB 082323

**Buckhead Trails II CDD**

MEETING DATE: August 23, 2023

DMS: Argu Enclosed

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Austin Berns	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

CdIO 082323



**Buckhead Trails II CDD**

MEETING DATE: August 23, 2023

DMS: Argu Encuent

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Austin Berns	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

ND 082323

**Buckhead Trails II CDD**

MEETING DATE: August 23, 2023

DMS: Argu Encuent

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Austin Berns	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

R M 082323

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Buckhead Trails II Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

August 28, 2023

Client: 001597

Matter: 000001

Invoice #: 23505

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
7/12/2023	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.9	\$337.50
7/13/2023	LB	FINALIZE PUBLICATION AD FOR FY 2023/2024 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
7/28/2023	LB	PREPARE RESOLUTION ADOPTING FY 2023-2024 BUDGET AND DEVELOPER BUDGET FUNDING AGREEMENT.	1.2	\$210.00
8/7/2023	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	1.3	\$487.50
8/7/2023	LB	FINALIZE RESOLUTION ADOPTING FY 2023-2024 BUDGET AND DEVELOPER BUDGET FUNDING AGREEMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
Total Professional Services			3.8	\$1,105.00

August 28, 2023  
Client: 001597  
Matter: 000001  
Invoice #: 23505

Page: 2

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Total Services	\$1,105.00
Total Disbursements	\$0.00
Total Current Charges	\$1,105.00
Previous Balance	\$5,497.04
Less Payments	(\$2,886.44)
<b>PAY THIS AMOUNT</b>	<b>\$3,715.60</b>

***Please Include Invoice Number on all Correspondence***

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22542	December 29, 2022	\$2,541.00	\$69.60	\$0.00	\$0.00	\$3,715.60
Total Remaining Balance Due						\$3,715.60

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,105.00	\$0.00	\$0.00	\$2,610.60

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

Received

JUL 31 2023

## INVOICE

Legal Advertising

Invoice # 23-01211M

Date 07/28/2023

Attn:  
Inframark  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA FL 33607

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 23-01211M

\$126.88

**Notice of Public Hearing and Board of Supervisors Meeting of  
the Buckhead Trails II Community Development District**

**RE:** Public Hearing and Meeting on August 23, 2023 at 1:00 p.m.

**Published:** 7/28/2023, 7/28/2023

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$126.88

Payment is expected within 30 days of the  
first publication date of your notice.

**Attention:** If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

### Legal Advertising

**Notice of Public Hearing and  
Board of Supervisors Meeting of  
the Buckhead Trails II Community  
Development District**

The Board of Supervisors (the "Board") of the Buckhead Trails II Community Development District (the "District") will hold a public hearing and a meeting on August 23, 2023, at 1:00 p.m. at The Eaves Bend Amenity Center, 4724 Los Robles Court, Palmetto, Florida 35779.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting [www.buckheadtrails2cdd.com](http://www.buckheadtrails2cdd.com), or may be obtained by contacting the District Manager's office via email at [Angie.Grunwald@Inframark.com](mailto:Angie.Grunwald@Inframark.com) or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Angie Grunwald  
District Manager  
July 28; Aug. 4, 2023      23-01211M

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Buckhead Trails II Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

December 29, 2022  
Client: 001597  
Matter: 000001  
Invoice #: 22542

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
12/5/2022	LB	PREPARE CORRESPONDENCE TO M. GANN REQUESTING STAFF REPORT; DRAFT ORDINANCE AND STAFF REPORT; PREPARE CORRESPONDENCE TO B. LAMB RE SAME; PREPARE MATERIALS FOR PUBLIC HEARING.	0.4	\$66.00
12/7/2022	LB	REVIEW CORRESPONDENCE FROM B. CRUTCHFIELD RE: ORGANIZATIONAL MEETING; PREPARE DRAFT NOTICE OF ESTABLISHMENT; REVIEW DATES OF MEETINGS AND PUBLIC HEARINGS; BEGIN PREPARING RESOLUTIONS AND MATERIALS FOR ORGANIZATIONAL MEETING.	3.2	\$528.00
12/8/2022	LB	CONTINUE PREPARING RESOLUTIONS, RULES OF PROCEDURE AND OTHER MATERIALS FOR ORGANIZATIONAL MEETING.	2.1	\$346.50
12/9/2022	LB	PREPARE CORRESPONDENCE TO J. WHITMAN, STATE OF FLORIDA, RE ORDINANCE AND STATE'S LETTER WITH THE EFFECTIVE DATE; REVIEW CORRESPONDENCE AND ORDINANCE FROM J. WHITMAN; PREPARE CORRESPONDENCE TO J. GASKINS FILING ORDINANCE WITH THE DEPARTMENT OF ECONOMIC OPPORTUNITY; WORK ON DRAFT NOTICE OF ESTABLISHMENT.	0.9	\$148.50
12/9/2022	LB	PREPARE CORRESPONDENCE TO T. STEWART TRANSMITTING ORDINANCE AND PETITION FOR ENGINEER'S REPORT.	0.2	\$33.00
12/12/2022	JMV	REVIEW CDD ESTABLISHMENT ORDINANCE; REVIEW COMMUNICATION FROM FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PREPARE AND FILE CDD NOTICE OF ESTABLISHMENT.	1.0	\$355.00



## SERVICES

Date	Person	Description of Services	Hours	Amount
12/12/2022	LB	WITNESS AND NOTARIZE NOTICE OF ESTABLISHMENT; PREPARE AND E-RECORD NOTICE OF ESTABLISHMENT; RECEIPT OF RECORDED AMENDED NOTICE OF ESTABLISHMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.7	\$115.50
12/13/2022	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.8	\$284.00
12/13/2022	MKS	PREPARATION FOR AND ATTENDANCE AT MANATEE COUNTY COMMISSION MEETING RE: EXPANSION OF CDD.	1.5	\$532.50
12/13/2022	LB	FINALIZE RESOLUTIONS AND MATERIALS FOR ORGANIZATIONAL MEETING; PREPARE CORRESPONDENCE TRANSMITTING SAME TO DISTRICT MANAGER; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING PUBLICATION ADS FOR LANDOWNER'S ELECTION AND PUBLIC HEARINGS.	0.8	\$132.00
Total Professional Services			11.6	\$2,541.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
12/12/2022	Simplefile E-Recording- Filing Fee- Filing fees	\$57.75
12/15/2022	Photocopies	\$11.85
Total Disbursements		\$69.60

December 29, 2022  
Client: 001597  
Matter: 000001  
Invoice #: 22542

Page: 3

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Total Services	\$2,541.00	
Total Disbursements	\$69.60	
Total Current Charges		\$2,610.60
<b>PAY THIS AMOUNT</b>		<b>\$2,610.60</b>

*Please Include Invoice Number on all Correspondence*

# **Buckhead Trails II Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
August 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

## BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

### Balance Sheet

As of August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<b><u>ASSETS</u></b>	
Cash - Operating Account	\$ 2,346
<b>TOTAL ASSETS</b>	<b>\$ 2,346</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 6,578
Due To Other Districts	8,034
<b>TOTAL LIABILITIES</b>	<b>14,612</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	(12,266)
<b>TOTAL FUND BALANCES</b>	<b>(12,266)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,346</b>

**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Developer Contribution	\$ -	\$ 23,311	\$ 23,311	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>23,311</b>	<b>23,311</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	-	2,800	(2,800)	0.00%
District Counsel	-	9,044	(9,044)	0.00%
District Manager	-	11,600	(11,600)	0.00%
Accounting Services	-	3,800	(3,800)	0.00%
Website Compliance	-	2,944	(2,944)	0.00%
Postage, Phone, Faxes, Copies	-	7	(7)	0.00%
Public Officials Insurance	-	3,315	(3,315)	0.00%
Legal Advertising	-	1,144	(1,144)	0.00%
Website Administration	-	600	(600)	0.00%
Dues, Licenses, Subscriptions	-	200	(200)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>35,454</b>	<b>(35,454)</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
Mileage Reimbursement	-	124	(124)	0.00%
<b>Total Other Physical Environment</b>	<b>-</b>	<b>124</b>	<b>(124)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>35,578</b>	<b>(35,578)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(12,267)	(12,267)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>1</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (12,266)</b>		

BUCKHEAD TRAILS II CDD

Bank Reconciliation

Bank Account No.	9059	TRUIST - GF Operating
Statement No.	08-23	
Statement Date	8/31/2023	

G/L Balance (LCY)	2,345.52	Statement Balance	2,745.52
G/L Balance	2,345.52	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	2,745.52
Subtotal	2,345.52	Outstanding Checks	400.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	2,345.52	Ending Balance	2,345.52
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/27/2023	Payment	1014	STRALEY ROBIN VERICKER	846.90	846.90	0.00
7/28/2023		JE000008	Transfer BHT portion of dev funding from BHT	30,000.00	30,000.00	0.00
8/3/2023	Payment	1015	ALBERTO VIERA	400.00	400.00	0.00
8/3/2023	Payment	1016	AUSTIN BERNS	200.00	200.00	0.00
8/3/2023	Payment	1017	CARLOS DE LA OSSA	400.00	400.00	0.00
8/3/2023	Payment	1018	INFRAMARK	8,002.38	8,002.38	0.00
8/3/2023	Payment	1019	NICHOLAS J. DISTER	200.00	200.00	0.00
8/3/2023	Payment	1021	STEVEN K LUCE	200.00	200.00	0.00
8/3/2023	Payment	1022	STRALEY ROBIN VERICKER	2,039.54	2,039.54	0.00
8/10/2023	Payment	1023	BUSINESS OBSERVER	126.88	126.88	0.00
8/24/2023	Payment	1024	ALBERTO VIERA - Reim	78.14	78.14	0.00
8/24/2023	Payment	1025	CARLOS DE LA OSSA REIM.	45.39	45.39	0.00
Total Checks				42,539.23	42,539.23	0.00
Deposits						
8/1/2023		JE000007	CK#9928##### - Legal overpay	G/L Ac 405.00	405.00	0.00
Total Deposits				405.00	405.00	0.00
Outstanding Checks						
8/3/2023	Payment	1020	RYAN MOTKO	400.00	0.00	400.00
Total Outstanding Checks.....				400.00		400.00