

**MINUTES OF MEETING
TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Terra Lago Community Development District held a Continued Regular Meeting on December 16, 2024 at 11:00 a.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956.

Present were:

Josh Kellam
Tom Kenny
Kevin Powers
David Powers
Jason Dugan

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Andrew Kantarzhi
Chris Conti (via telephone)
Ryan Dugan
Tucker Mackie (via telephone)
Pat Nolan

District Manager
Wrathell, Hunt and Associates, LLC
Wrathell, Hunt and Associates, LLC
District Counsel
Kutak Rock LLP
Village of Indiantown

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:00 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Informal Proceeding: Youngquist Brothers, LLC, Protest of Award of Wastewater Treatment Facility Injection Well System Improvements Project

A. Review of Process - District Counsel

Mr. Dugan recalled that, following the award of the contract, a protest was received from Youngquist Brothers, LLC (YB). At the last meeting, the Board elected to commence with informal proceedings to address the protest. Notice was sent to YB advising them of their opportunity to be heard today and notifying them of the CDD's rejection of the protest based on the merits. The notice provided YB with a description of what today's meeting would consist of, asked YB to confirm by last Friday whether they want to exercise this opportunity but a response was not received.

Mr. Dugan stated that no one is present for YB; therefore, YB has waived their opportunity to be heard.

B. Presentation by Youngquist Brothers, LLC (limited to 45 minutes)

Mr. Dugan stated that no one is present for YB; therefore, YB has waived their opportunity to be heard.

C. Presentation by District Counsel (limited to 45 minutes)

Mr. Dugan discussed the Board's options.

D. Consideration of Final Decision

On MOTION by Mr. Kellam and seconded by Mr. Kevin Powers, with all in favor, rejecting Youngquist Brothers, LLC protest and affirming the award of the Injection Well System Improvement Project to Florida Drilling, was approved.

Discussion ensued regarding the protest bond, YB's public records request, YB's lack of a response to communications from District Counsel, whether to give the bond back to YB, the cost of the public records request, etc.

On MOTION by Mr. Kellam and seconded by Mr. Kevin Powers, with all in favor, authorizing the Chair and Staff to resolve the protest bond matter as to whether the protest bond will be returned to Youngquist Brothers, LLC and to resolve the public records request matter, was approved.

Discussion ensued regarding other ways to evaluate bidders.

On MOTION by Mr. Kellam and seconded by Mr. Kenny, with all in favor, amending the agenda to add Consideration of Change Order #1, was approved.

- **Consideration of Change Order #1 Related to the MJC Contract for Wastewater Improvements**

This item was an addition to the agenda.

Mr. Dugan presented Change Order #1, in the amount of \$640,000 to address a compaction issue to increase the thickness.

On MOTION by Mr. Kellam and seconded by Mr. Kenny, with all in favor, MJC Change Order #1, in the amount of \$640,000, was approved.

FOURTH ORDER OF BUSINESS

**NEXT MEETING DATE: February 10, 2025 at
1:00 PM [Adoption of Delegation
Resolution]**

- **QUORUM CHECK**

Ms. Cerbone stated that the already scheduled January 13, 2025 meeting will not be cancelled until closer to the meeting date and will be held if needed.

FIFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SEVENTH ORDER OF BUSINESS

Adjournment

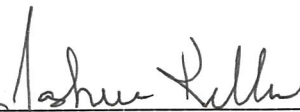
On MOTION by Mr. Kellam and seconded by Mr. Dugan, with all in favor, the meeting adjourned at 11:16 a.m.

TERRA LAGO CDD

December 16, 2024



Secretary/Assistant Secretary



Chair/Vice Chair