

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD APRIL 6, 2022

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the STC Metropolitan District No. 2 (referred to hereafter as the "District") was convened on Wednesday, the 6th day of April, 2022, at 9:00 A.M. This District Board meeting was held by Zoom at: <https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHNmN3I0dz09>; Meeting ID: 897 9736 4658, Passcode: 115782 and via telephone conference at: 1-253-215-8782. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz, President
Terry Willis, Assistant Secretary

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc. ("SDMS")

Jennifer L. Ivey, Esq.; Icenogle Seaver Pogue, P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflicts of interest statements for each of the Directors and that the statements had been filed with the Secretary of State at least seventy-two hours in advance of the meeting. Ms. Ripko requested that the Directors review the Agenda for the meeting and advised the Board to disclose any new conflicts of interest which had not been previously disclosed. No further disclosures were made by Directors present at the meeting.

ADMINISTRATIVE MATTERS

Agenda: Ms. Ripko noted a quorum was present. The Board reviewed the proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

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Confirm Quorum, Location of Meeting and Posting of Meeting Notices: Ms. Ripko confirmed the presence of a quorum and that notice of the time, date and location/manner of the meeting was duly posted and that that no objections to the virtual/telephonic manner of the meeting have been received.

Minutes: The Board reviewed the Minutes of the February 9, 2022 Special Meeting.

Following discussion, upon motion duly made by Director Brzostowicz seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Minutes of the February 9, 2022 Special Meeting.

**PUBLIC
COMMENTS**

There were no public comments.

FIRE RESPONSE

Federal Emergency Management Agency “FEMA” Grant: There was no update at this time.

**FINANCIAL
MATTERS**

Claims: The Board considered the ratification of approval of the payment of claims as follows:

Fund	Period Ending Feb. 17, 2022	Period Ending March 24, 2022	Special Check March 2022
General	\$ 27,957.34	\$ 129,399.71	\$ 3,157.36
Debt	\$ 9,500.00	\$ -0-	\$ -0-
Capital	\$ 2,351.25	\$ -0-	\$ -0-
Payroll	\$ 184.70	\$ 92.35	\$ -0-
Total	\$ 28,142.04	\$ 129,492.06	\$ 3,157.36

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

Unaudited Financial Statements: Ms. Wheeler presented to the Board the unaudited financial statements for the period ending February 28, 2022.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending February 28, 2022.

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LEGAL MATTERS

Recouping Taxes for Previous Years: Attorney Ivey reported to the Board that all parcels have been corrected in the Assessor's records and the District will be getting taxes moving forward. Attorney Ivey discussed with the Board the County's ability to recapture taxes for the past 2-years that may not have been collected due to the errors in the County records. Following review and discussion, the Board requested that Attorney Ivey look into various additional matters related to the recouping of previous years taxes and report to the Board at a future meeting.

OPERATIONS AND MAINTENANCE

Operating Projections: The Board deferred discussion.

Proposal from Vargas Property Services, Inc. for Maintenance for Block 14: The Board reviewed a proposal from Vargas Property Services, Inc. for maintenance for Block 14.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the proposal from Vargas Property Services, Inc. for maintenance for Block 14, pending final scope adjustments.

Proposal from Vargas Property Services, Inc. for Maintenance for Block 26: The Board reviewed a proposal from Vargas Property Services, Inc. for maintenance for Block 26.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the proposal from Vargas Property Services, Inc. for maintenance for Block 26, pending final scope adjustments.

Proposal from TK Elevator Corporation for Maintenance on the Elevator: The Board reviewed a proposal from TK Elevator Corporation for maintenance on the elevator.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the proposal from TK Elevator Corporation for maintenance on the elevator

CAPITAL PROJECTS

Final Engineers Report and Certification #81 prepared by Ranger Engineering, LLC, dated February 28, 2022: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon

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vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$3,674,672.31, detailed in the Final Engineers Report and Certification #81 prepared by Ranger Engineering, LLC, dated February 28, 2022.

Final Engineers Report and Certification #82 prepared by Ranger Engineering, LLC, dated March 28, 2022: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$1,047,568.84, detailed in the Final Engineers Report and Certification #82 prepared by Ranger Engineering, LLC, dated March 28, 2022.

**DEVELOPER
UPDATE**

Status of Lot and Home Sales: There were no updates at this time.

Necessary Inclusions: There were no updates at this time

Conveyance of Facilities: There were no updates at this time.

**COVENANT
CONTROL**

Community Manager's Update: The Board reviewed the Community Manager's Report presented by Ms. Ripko.

OTHER MATTERS

There were no other matters.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By  _____
Secretary for the Meeting