

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD OCTOBER 6, 2021

A Regular 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 October, 2021, 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. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz, President
Angie Hulsebus, Treasurer

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the absence of Director Willis was excused.

Also In Attendance Were:

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

Diane Wheeler; Simmons & Wheeler, P.C.

Jessica Sergi and Bill Jenks; Ranch Capital, LLC

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.

RECORD OF PROCEEDINGS

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

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 September 1, 2021 Special Meeting.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the Minutes of the September 1, 2021 Special Meeting.

Discussion Regarding Board Members: The Board entered into discussion regarding the adding new Board members. It was noted a meeting with Attorney Ivey, Director Brzostowicz and Ms. Ripko will be set to review options.

PUBLIC COMMENTS

There were no public comments.

FINANCIAL MATTERS

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

Fund	Period Ending Sept. 28, 2021
General	\$ 11,142.44
Debt	\$ -0-
Capital	\$ 1,275.00
Payroll	\$ 184.70
Total	\$ 12,602.14

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus 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 August 31, 2021 and schedule of cash position, dated August 31, 2021.

RECORD OF PROCEEDINGS

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending August 31, 2021 and schedule of cash position, dated August 31, 2021.

LEGAL MATTERS

There were no legal matters.

OPERATIONS AND MAINTENANCE

Operating Projections: No action was taken by the Board.

Obligation of the District for Snow Removal on the Sidewalks: The Board deferred discussion.

Change Order No. 2021-01 to Service Agreement between the District and C&J Enterprises d/b/a Doody Calls: The Board reviewed Change Order No. 2021-01 to Service Agreement between the District and C&J Enterprises d/b/a Doody Calls for pet waste removal.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved Change Order No. 2021-01 to Service Agreement between the District and C&J Enterprises d/b/a Doody Calls for pet waste removal.

Dog Waste Station: The Board entered into discussion regarding the installation of a dog waste station at the corner of Superior Drive and Village Green Way.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the installation of dog waste station at the corner of Superior Drive and Village Green Way.

Dog Kill in Common Areas: The Board discussed the concerns and agreed that this is an issue that cannot be solved with additional irrigation.

Proposal from Vargas Property Services, Inc. for 2021-2022 Snow Removal Services: The Board deferred discussion.

COVENANT CONTROL

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

RECORD OF PROCEEDINGS

CAPITAL PROJECTS

Final Engineers Report and Certification #76 prepared by Ranger Engineering, LLC, dated September 23, 2021: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$1,897,902.42, detailed in the Final Engineers Report and Certification #76 prepared by Ranger Engineering, LLC, dated September 23, 2021.

DEVELOPER UPDATE

Status of Lot and Home Sales: Mr. Jenks provided an update to the Board on the status of the lot and home sales. It was noted that 14 lots closed to Thrive, another 14 will be coming soon and then block 15 will be sold out. Mr. Jenks is working with the FDP for block 27, which is the final residential area.

Necessary Inclusions: No action needed by the Board

Conveyance of Facilities: The Board deferred discussion.

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 Hulsebus and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By 
Secretary for the Meeting