

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD OCTOBER 11, 2023

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 11th day of October, 2023, at 9:00 A.M. This District Board meeting was held via Zoom at: <https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZHdz09>; Meeting ID: 862 6755 0643, Passcode: 987572 and via telephone conference at: 1 (719) 359-4580. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz, President
Terry Willis, Treasurer

Also In Attendance Were:

Peggy Ripko and Michelle Gardner (for a portion); Special District Management Services, Inc. ("SDMS")

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

Gavan Archibald; Simmons & Wheeler, P.C.

Guy 'Anthony' Harrison and Geoffrey Weathers; STC Metropolitan District No.1 Board Members

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

Confirm Quorum: Ms. Ripko confirmed the presence of a quorum.

Agenda: The Board reviewed the proposed Agenda for the District's Special Meeting.

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Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Agenda, as amended to include tract acceptance under legal.

Confirm Location of Meeting and Posting of Meeting Notices: Ms. Ripko confirmed that notice of the time, date and location/manner of the meeting was duly posted.

Minutes: The Board reviewed the Minutes of the July 28, 2023 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 July 28, 2023 Special Meeting.

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 July 31, 2023	Period Ending Aug. 31, 2023	Period Ending Sept. 30, 2023
General	\$ 61,158.77	\$ 50,119.94	\$ 28,702.63
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Payroll	\$ -0-	\$ 184.70	\$ -0-
Total	\$ 61,158.77	\$ 50,304.64	\$ 28,702.63

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.

LEGAL MATTERS

2023 Legislative Report:

2023 Legislative Memorandum: Attorney Ivey proved an update to the Board on 2023 Legislative Memorandum.

Second Amendment Facilities Funding and Reimbursement Agreement: The Board reviewed a Second Amendment to Facilities Funding and Reimbursement Agreement.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Second Amendment to Facilities Funding and Reimbursement Agreement subject to approval from bond counsel.

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Status of Acceptance of Tract Conveyances: The Board discussed the Status of Acceptance of Tract Conveyances.

OPERATIONS AND MAINTENANCE

Proposal from Frontier Fire Protection to Repair Leaking Pipe and Couplings from the Hydrostatic Test in the MOB Parking Garage: The Board reviewed a proposal from Frontier Fire Protection to repair leaking pipe and couplings from the Hydrostatic Test in the MOB Parking Garage.

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 ratified the proposal from Frontier Fire Protection to repair leaking pipe and couplings from the Hydrostatic Test in the MOB Parking Garage.

Proposal from Frontier Fire Protection for Fire alarm panel monitoring migration in the MOB Parking Garage: The Board reviewed a proposal from Frontier Fire Protection for Fire alarm panel monitoring migration in the MOB Parking Garage.

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 the proposal from Frontier Fire Protection for Fire alarm panel monitoring migration in the MOB Parking Garage.

Proposal from Frontier Fire Protection to install an AES 2.0 Intellinet Rado Fire Communicator in the MOB Parking Garage: The Board reviewed a proposal from Frontier Fire Protection to install an AES 2.0 Intellinet Rado Fire Communicator in the MOB Parking Garage.

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 the proposal from Frontier Fire Protection to install an AES 2.0 Intellinet Rado Fire Communicator in the MOB Parking Garage.

CAPITAL PROJECTS

Final Engineers Report and Certification #98: The Board reviewed the Final Engineers Report and Certification #98 prepared by Ranger Engineering, LLC, dated July 24, 2023.

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 accepted the improvement costs in the amount of \$46,075.98, under Final Engineers Report and Certification #98 prepared by Ranger Engineering, LLC, dated July 24, 2023.

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Final Engineers Report and Certification #99: The Board reviewed the Final Engineers Report and Certification #99 prepared by Ranger Engineering, LLC, dated August 23, 2023.

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 accepted the improvement costs in the amount of \$634,168.06, under Final Engineers Report and Certification #99 prepared by Ranger Engineering, LLC, dated August 23, 2023.

Final Engineers Report and Certification #100: The Board reviewed the Final Engineers Report and Certification #100 prepared by Ranger Engineering, LLC, dated September 20, 2023.

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 accepted the improvement costs in the amount of \$219,140.22, under Final Engineers Report and Certification #100 prepared by Ranger Engineering, LLC, dated September 20, 2023.

DEVELOPER UPDATE

Status of Development: No update was given.

Status of any Necessary Inclusions: The Board discussed the Status of any Necessary Inclusions. No action taken.

Status of Conveyance of Facilities: The Board discussed the Status of Conveyance of Facilities. No action taken.

COVENANTS

Community Manager's Update: Ms. Ripko discussed with the Board the community manager update.

OTHER MATTERS

There were no other matters to discuss.

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