



Rizzetta & Company

Encore Community Development District

Board of Supervisors' Meeting November 3, 2022

**The Trio at Encore
1101 Ray Charles Blvd
Tampa, Florida 33602
813.533.2950**

www.encorecdd.org

ENCORE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Rizzetta & Company, 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578

| | | |
|-----------------------------|---|--|
| Board of Supervisors | Billi Johnson-Griffin Teresa Moring Dr. Hazel Harvey Julia Jackson Mae Walker | Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary |
| District Manager | Christina Newsome Jennifer Goldyn | Rizzetta & Company, Inc. Rizzetta & Company, Inc. |
| District Attorney | Sarah Sandy | Kutak Rock |
| District Engineer | Greg Woodcock | Cardno TBE |

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the 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 the appeal is to be based.

ENCORE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Riverview FL – 813-533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.encorecdd.org

Board of Supervisors
Encore Community
Development District

October 26, 2022

AGENDA

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Encore Community Development District will be held on **Thursday, November 3, 2022, at 4:00 p.m.** at The Trio at Encore, located at 1101 Ray Charles Blvd. Tampa, Florida 33602. The following is the agenda for the meeting:

BOARD OF SUPERVISORS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Landscape Inspection Report
 1. Presentation of Landscape Inspection Report..... Tab 1
 - B. District Counsel
 - C. District Engineer
 - D. Chiller System Manager
 1. Presentation of Central Energy Plant Reports – Trane... Tab 2
 - E. Tampa Housing Authority Update
 - F. District Manager
 1. Review of Manager's Report..... Tab 3
- 4. BUSINESS ITEMS**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on October 6, 2022,Tab 4
 - B. Consideration of Amended Minutes of the Board of Supervisors' Regular Meeting held on September 8, 2022.... Tab 5
 - C. Consideration of Amended Minutes of the Board of Supervisors' Special Meeting held on September 15, 2022....Tab 6
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact me at (813) 533-2950, cnewsome@rizzetta.com, or Crystal Yem at cyem@rizzetta.com.

Sincerely,
Christina Newsome
Christina Newsome
District Manager

Tab 1

ENCORE

LANDSCAPE INSPECTION REPORT



October 21, 2022
Rizzetta & Company
John Toborg – Division Manager
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Nebraska, Harrison, Blanche Armwood

UPDATES, SUMMARY, CURRENT EVENTS:

The following are action items for Yellowstone Landscape to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Underlined bold** is info. or questions for the BOS. **Orange is for Staff.**

1. **Lift a few limbs on the preserved Oaks along the west ROW of Nebraska south of Scott Street.**
2. Remove a water shoot from the last southernmost Oak before getting to Harrison on Nebraska.
3. I think the only thing occurring on the east ROW of Blanche Armwood between Harrison and Ray Charles is moping instead of applying herbicides. The weed growth (including palm saplings) is cyclical and not going away.
4. Many tree straps on the east side of the Legacy are flapping and need to be re-connected properly.
5. We lost the last Oak on the east ROW of Blanche Armwood just south of Ray Charles. I will request a proposal for its complete removal and replacement. (Pic 5)

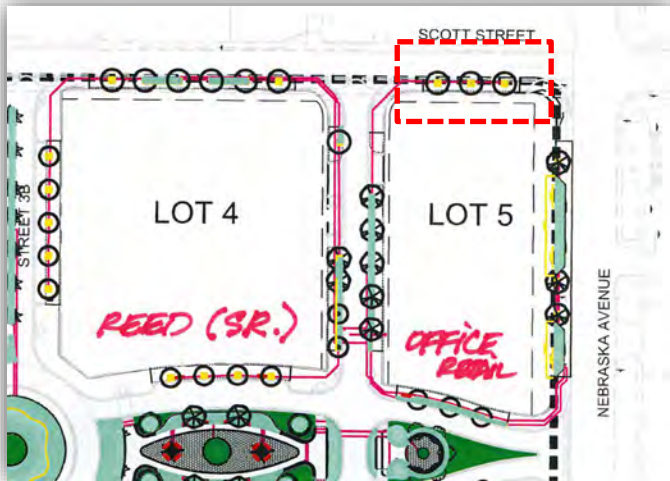


6. Heading north on Blanche Armwood and crossing over Ray Charles, the first Oak (especially) needs to be shaped and lifted. Does Yellowstone feel they can successfully straighten this tree with a substantial staking system such as s duckbill anchors? (Pic 6)
7. We lost another Oak on the east ROW of Blanche Armwood south of Scott Street. I will request a proposal for its complete removal and replacement. (Pic 7)



Lot 5 & Scott Street, Roundabout, Chiller Park

8. Eradicate weeds from the Crape Myrtle tree grates on the north side of Lot 5 along Scott Street. (see below)



13. We still need to get the original construction-type soil spill in Chiller Park removed. Now there is a second one closer to the drain field. (Pic 13)



9. Does Yellowstone feel the damage to this Bismarck Palm (second from the north on Hank Ballard) is anything but wind from Ian? (Pic 9)



10. Has Yellowstone diagnosed anything regarding the growing area(s) of thinning turf mostly on the southern half of the roundabout? (Pic 10>)



11. We still need to reduce the height of the Dwarf Firebush on the triangular island on the south side of the roundabout. It is difficult to see smaller cars and pedestrians. (Pic 11>)

12. Cut the Fountain Grasses on the Hank Ballard median to behind the curb between Ray Charles and Harrison.



Chiller Park, Reed, Ella

14. The Podocarpus on the south side of Chiller Park still need to be topped. They are approaching a taller height than the plants behind them.

15. The weeds on both sides of the Chiller Park ramp were sprayed and have died, but now they need to be hand pulled. (Pic 15)



16. Was anything ever decided what we are going to do with 2-3 “Encore” designed manhole covers that are stacked adjacent to the drain field ramp?

17. Can Yellowstone provide an update regarding the replacement of the turf on the south side of the Reed promenade? (Pics 17a & b>)



18. Treat spurge on the NE corner of the Reed promenade.

19. I am noticing some dieback on the eastern-most East Palatka Holly in front of the Ella. Can Yellowstone inspect and apply a fungicide (if necessary? We’ve already lost and replaced three of these trees. (Pic 19)



20. Is irrigation 100% in the turf on the north and west sides of the Ella promenade? It appears to be dry.

21. Can Yellowstone provide an update regarding the replacement of the turf on the south side of the Ella promenade near a curb inlet? (Pic 21>)



Tempo, Governor, Hank Ballard, Central & Harrison

22. Can Yellowstone provide an update regarding the irrigation line break under the driveway to the Tempo parking garage?

23. On the SE corner of the Tempo, trim the Crape Myrtle so the STOP sign is fully visible heading south on Governor.

24. Hand pull weeds and Crape suckers from the flowering groundcover (Wedelia?) in the ROW on the south side of the Tempo.

25. Pull palm saplings from the west end of the Ray Charles promenade west of the church.

26. Turf appears to be worsening on the west side of the church. Has Yellowstone diagnosed the cause of this and implemented a treatment plan? (Pic 26 >)



27. The ROW on the east side of Governor south of Harrison is not being maintained. (Pic 27>)

28. There are still dead frond son the newly planted palms surrounding Navara.

29. The ROW planters on both sides of Harrison between Governor and Hank Ballard need attention.

30. Lift trees on the west ROW of Hank Ballard south of Harrison.

31. Lift the Crape Myrtles on Harrison between Governor and Central. Pedestrian Crossing signs are difficult to see here.



32. The Pedestrian Crossing sign on the NE corner at Harrison and Central has blown in the wrong direction. (Pic 32)



Proposals

1. We lost the last Oak on the east ROW of Blanche Armwood just south of Ray Charles. Yellowstone to provide a proposal to completely remove and replace with a 3" caliper Live Oak. (Pic 1)



2. Yellowstone to provide a proposal to apply mulch throughout the entire community to bring the total depth in all beds to 2" – 3".
3. We lost another Oak on the east ROW of Blanche Armwood south of Scott Street. Yellowstone to provide a proposal to completely remove and replace with a 3" caliper Live Oak. (Pic 3)



Tab 2

ENCORE

IS Central Energy Plant Report

September 2022



Account Engineer: Frank Garfi, 813-610-7569 (c), frank.garfi@trane.com

Customer

Encore – Central Energy Plant
1237 E Harrison St | Tampa, FL



Customer Contacts

Donald Haggerty, 813-341-9101

Donald.Haggerty@thafl.com

Vanessa Smith, 813-533-2950

VSmith@rizzetta.com

Jennifer Goldyn, 813-533-2950

JGoldyn@rizzetta.com

SECTION 1: Energy Use

SECTION 2: CEP & Building Performance

SECTION 3: Key Performance Trends

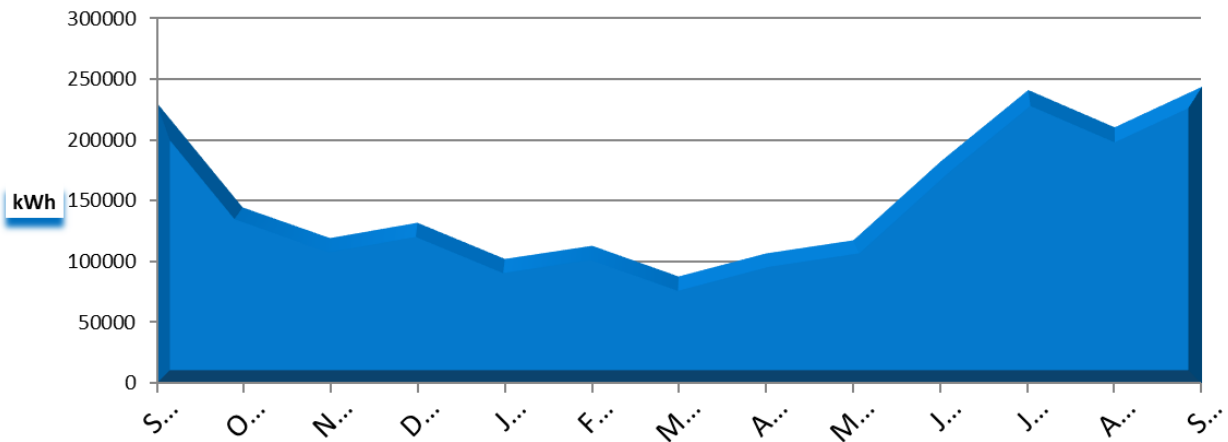
SECTION 4: Utility Rates



SECTION 1: Energy Use

- CEP total kWh consumption increased 16%, and the total cooling degree days decreased 19% from the previous month.
- The performance metrics below indicate a CEP efficiency of .65 kW/ton.
- Ton-Hour consumption decreased 12% from the previous month.

Encore CEP Energy Trend

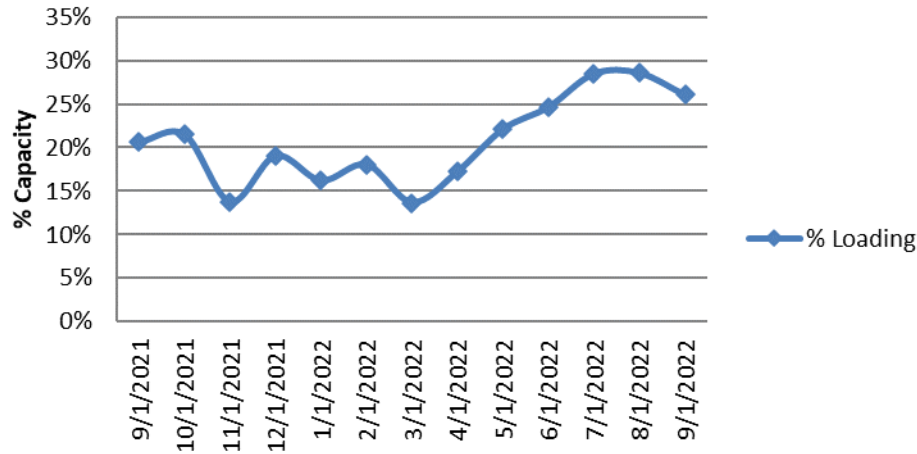


The following chart shows the savings or loss month to month compared to last year. A red negative number indicates an increase in usage or cost from the previous year and a green plus value indicates a savings in usage or cost from the previous year.

| CEP | | | | | | |
|-----------|-----------|--------------|-----------|--------------|----------------|--------------|
| Month | 2021 KWH | 2021 Cost | 2022 KWH | 2022 Cost | KWH Difference | Cost Savings |
| January | 84,142 | \$9,346.21 | 102,153 | \$8,628.54 | -18,011 | \$717.67 |
| February | 113,039 | \$11,407.84 | 113,722 | \$10,171.48 | -683 | \$1,236.36 |
| March | 106,868 | \$10,030.52 | 87,784 | \$8,856.09 | 19,084 | \$1,174.43 |
| April | 128,594 | \$11,802.32 | 106,996 | \$12,017.24 | 21,598 | -\$214.92 |
| May | 220,136 | \$17,834.87 | 118,025 | \$10,980.91 | 102,111 | \$6,853.96 |
| June | 277,266 | \$25,771.21 | 182,555 | \$17,783.76 | 94,711 | \$7,987.45 |
| July | 262,658 | \$24,103.31 | 241,213 | \$20,641.53 | 21,445 | \$3,461.78 |
| August | 231,974 | \$21,793.12 | 210,233 | \$19,059.48 | 21,741 | \$2,733.64 |
| September | 230,823 | \$21,869.37 | 243,346 | \$20,873.35 | -12,523 | \$996.02 |
| October | 144,809 | \$15,934.95 | | | | |
| November | 119,416 | \$11,578.97 | | | | |
| December | 132,175 | \$15,670.05 | | | | |
| Totals | 2,051,900 | \$197,142.74 | 1,406,027 | \$129,012.38 | 249,473 | \$24,946.39 |

SECTION 2: CEP & Building Performance

Encore Plant Loading



- Current month Plant Loading of 26% was slightly lower than last month due to a decrease in Ton-Hour consumption.

Central Plant System Information

| Row Labels | Average CHWR Temp | Average CHWS Temp | Average Delta T | Average System Flow | System Tons | Ton/Hrs | kWh | kW/Ton | CDD |
|-------------|----------------------|----------------------|--------------------|------------------------|-------------|---------|---------|--------|-----|
| 2021 | | | | | | | | | |
| Jan | 38.8 | 37.0 | 1.8 | 1,137 | 262,143 | 65,536 | 84,142 | 1.28 | 51 |
| Feb | 43.1 | 40.2 | 2.9 | 1,226 | 403,844 | 100,961 | 113,039 | 1.12 | 133 |
| Mar | 45.0 | 40.4 | 4.6 | 1,007 | 570,504 | 142,626 | 106,868 | 0.75 | 206 |
| Apr | 46.2 | 39.8 | 6.4 | 836 | 641,280 | 160,320 | 128,594 | 0.80 | 277 |
| May | 46.4 | 41.4 | 5.1 | 1,665 | 897,292 | 224,323 | 220,136 | 0.98 | 474 |
| Jun | 45.0 | 40.7 | 4.4 | 2,048 | 1,072,272 | 268,068 | 277,266 | 1.03 | 527 |
| Jul | 45.9 | 41.2 | 4.7 | 2,020 | 1,177,741 | 294,435 | 262,658 | 0.89 | 590 |
| Aug | 46.3 | 41.3 | 5.1 | 1,962 | 1,233,906 | 308,477 | 231,974 | 0.75 | 586 |
| Sep | 46.4 | 41.1 | 5.3 | 1,911 | 1,186,983 | 296,746 | 230,823 | 0.78 | 519 |
| Oct | 46.3 | 40.7 | 5.5 | 1,859 | 1,279,256 | 319,814 | 144,809 | 0.45 | 457 |
| Nov | 43.6 | 40.6 | 3.0 | 2,200 | 789,742 | 197,435 | 119,416 | 0.60 | 144 |
| Dec | 44.6 | 40.6 | 4.0 | 2,264 | 1,133,218 | 283,304 | 132,175 | 0.47 | 204 |
| 2022 | | | | | | | | | |
| Jan | 44.1 | 40.5 | 3.6 | 2,161 | 962,736 | 240,684 | 102,153 | 0.42 | 81 |
| Feb | 44.5 | 40.6 | 3.9 | 2,248 | 969,727 | 242,432 | 113,722 | 0.47 | 149 |
| Mar | 44.3 | 40.6 | 3.7 | 1,816 | 812,952 | 203,238 | 87,784 | 0.43 | 277 |
| Apr | 44.7 | 40.4 | 4.3 | 1,922 | 992,030 | 248,008 | 106,996 | 0.43 | 332 |
| May | 44.9 | 40.4 | 4.5 | 2,420 | 1,317,299 | 329,325 | 118,025 | 0.36 | 500 |
| Jun | 43.7 | 40.4 | 3.4 | 3,573 | 1,421,737 | 355,434 | 182,555 | 0.51 | 582 |
| Jul | 43.4 | 40.0 | 3.4 | 4,061 | 1,698,141 | 424,535 | 241,213 | 0.57 | 633 |
| Aug | 43.4 | 40.0 | 3.5 | 3,978 | 1,703,347 | 425,837 | 210,233 | 0.49 | 601 |
| Sep | 42.0 | 39.1 | 3.0 | 4,181 | 1,501,460 | 375,365 | 243,346 | 0.65 | 484 |

Navara - Plant and Building Side Heat Exchanger Information

| Navara Plant Side HX <input type="button" value="v"/> | Average Return Temp | Average Supply Temp | Average Flow (GPM) | Total Tons | Average Delta T | Average Delta T Setpoint |
|--|------------------------|------------------------|-----------------------|------------|-----------------|-----------------------------|
| 2022 | 49.1 | 41.4 | 242 | 140,586 | 7.9 | 8.0 |
| Sep | 49.1 | 41.4 | 242 | 140,586 | 7.9 | 8.0 |

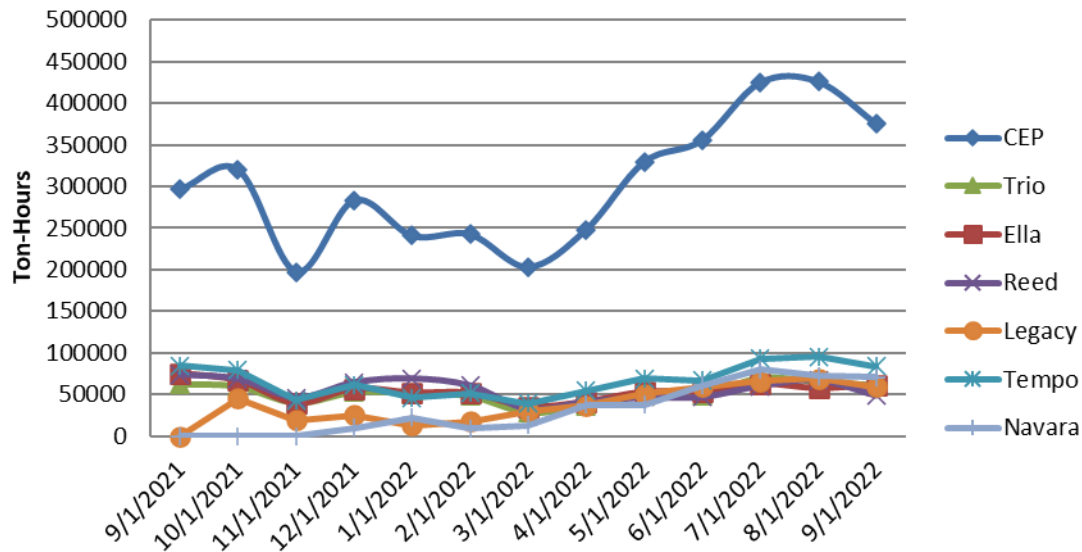
Navara building side heat exchanger information will be available for the next report.

Legacy - Plant and Building Side Heat Exchanger Information

| Legacy Plant Side HX <input type="button" value="v"/> | Average Return Temp | Average Supply Temp | Average Flow (GPM) | Total Tons | Average Delta T | Average Delta T Setpoint | Average Mixing Valve Signal |
|--|------------------------|------------------------|-----------------------|------------|-----------------|-----------------------------|--------------------------------|
| 2022 | 52.3 | 41.6 | 172 | 124,856 | 11.1 | 10.2 | 73.3 |
| Sep | 52.3 | 41.6 | 172 | 124,856 | 11.1 | 10.2 | 73.3 |

| Legacy Bldg Side HX <input type="button" value="v"/> | Average Return Temp | Average Supply Temp | Average Flow (GPM) | Total Tons | Average Delta T |
|---|------------------------|------------------------|-----------------------|------------|-----------------|
| 2022 | 53.3 | 43.7 | 167 | 108,373 | 9.6 |
| Sep | 53.3 | 43.7 | 167 | 108,373 | 9.6 |

Encore Ton-Hours Consumption History

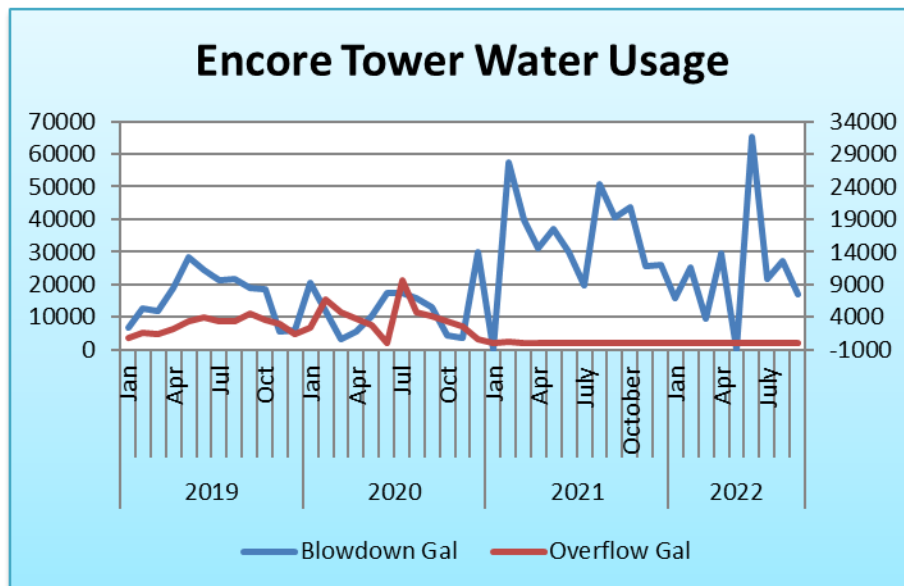


| August Ton-Hour Consumption | | CEP Metrics | |
|-----------------------------|---------|-------------|-----------|
| CEP | 425,837 | kWh | 210,233 |
| Trio | 66,008 | | |
| Ella | 57,420 | Total Tons | 1,703,347 |
| Reed | 67,098 | | |
| Legacy | 69,097 | Ton-Hours | 425,837 |
| Tempo | 95,387 | | |
| Navara | 70,827 | kW per Ton | 0.49 |

| September Ton-Hour Consumption | | CEP Metrics | |
|--------------------------------|---------|-------------|-----------|
| CEP | 375,365 | kWh | 243,346 |
| Trio | 61,788 | | |
| Ella | 61,489 | Total Tons | 1,501,460 |
| Reed | 48,758 | | |
| Legacy | 59,472 | Ton-Hours | 375,365 |
| Tempo | 83,397 | | |
| Navara | 60,461 | kW per Ton | 0.65 |

SECTION 3: Key Performance Trends

| | This Period | Year-to-date | Comments |
|---|-------------|--------------|--|
| Plant Efficiency (kW/ton) | .65 | Avg: .48 | This period was below average efficiency. |
| Days Failed to Make Ice | 30 | 273 | Chiller #1 down for repair |
| Minimum Ice Level | -2% | 7.1% | Ice making begins after ice level has been below 20% for 15 minutes and tank glycol temperature is above 33°F. |
| Average Days on Ice Tanks | 0 | 0 | On average, the plant can run about 50% of the day on the ice tanks. |
| Maximum Days on Ice Tanks | 0 | 0 | Longer cycles between ice regeneration occurs during cooler months. |
| Maximum Hours on Ice | 0 | .3 | The one hour this period is a false reading |
| Tower Conductivity Blow Down Gallons | 17,017 | 211,533 | See graph of water usage below |
| Tower Overflow/softener Blow Down Gallons | 0 | 0 | See graph of water usage below |
| Average CHW Supply Temperature | 40.9 | 40.4 | Distribution Setpoint = 39.0 degrees. |





SECTION 4: Time of Use Electric Rates

Tampa Electric Monthly Charges

| | |
|---|---------------|
| Daily Basic Service Charge (based on number of days in the month) | \$1.08000 |
| Billing Demand Charge (based on demand) | \$4.44000/kW |
| Peak Demand Charge (based on peak demand) | \$9.06000/kW |
| Capacity Charge (based on demand) | \$0.017000/kW |
| Storm protection Charge (based on demand) | \$0.59000/kW |
| Energy Conservation Charge (based on demand) | \$0.81000/kW |
| Environmental Cost Recovery (based on kWh used) | \$0.00130/kWh |
| Clean Energy Transition Mechanism (based on demand) | \$1.10000/Kw |
| Florida Gross Receipt tax | |
| Franchise Fee | |
| State Tax | |

| Tampa Electric Rate Structure | Summer – April thru October | | Winter – November thru March | | | |
|----------------------------------|-----------------------------|---------------|------------------------------|---------------|---------------|---------------|
| | ON Peak | OFF Peak | ON Peak | OFF Peak | ON Peak | OFF Peak |
| | Noon to 9 pm | 9 pm to Noon | 6 am to 10 am | 10 am to 6 pm | 6 pm to 10 pm | 10 pm to 6 am |
| Energy Charge | \$0.01193/kWh | \$0.00571/kWh | \$0.01183/kWh | \$0.00566/kWh | \$0.01183/kWh | \$0.00566/kWh |
| Fuel Charge | \$0.04480/kWh | \$0.03974/kWh | \$0.04480/kWh | \$0.03974/kWh | \$0.04480/kWh | \$0.03974/kWh |
| Future Ice Schedule | Melt | Make | Melt | Make | Melt | Make |

Tab 3



Rizzetta & Company

November 3

District Manager's Report

2022

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 1, 2022
- **Election News:** This year, Seat 1, currently held by Dr. Hazel Harvey and Seat 5, currently held by Teresa Morning are subject to election by landowners in November 2022.

| <u>FINANCIAL SUMMARY</u> | <u>7/31/2022</u> |
|--|------------------------|
| General Fund Cash & Investment Balance: | \$207,427 |
| Chiller Operation Cash & Investment Balance: | \$417,289 |
| Chiller Reserve Fund Investment Balance: | \$2,174,620 |
| Total Cash and Investment Balances: | \$2,799,336 |
| General Fund Expense Variance: | Over Budget |
| | \$10,069 |

****Over budget due to increased Landscape Replacement and Electrical Maintenance****

****August Financials are running late**

RASI Reports rasireports@rizzetta.com • CDD Finance Team CDDFinTeam@rizzetta.com

Professionals in Community Management

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Tab 4

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**ENCORE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Encore Community Development District was held on **Thursday, October 6, 2022, at 4:05 p.m.** at The Trio at Encore, located at 1101 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

| | |
|-----------------------|--|
| Billi Johnson-Griffin | Board Supervisor, Chairman |
| Teresa Morning | Board Supervisor, Vice Chairman |
| Julia Jackson | Board Supervisor, Assistant Secretary |
| Mae Walker | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|-------------------|---|
| Jennifer Goldyn | District Manager, Rizzetta & Company, Inc. (via Phone) |
| Christina Newsome | District Manager, Rizzetta & Company, Inc. |
| John Toborg | Field Service Manager, Rizzetta & Co, Inc. |
| Jeff Watson | Representative, Trane |
| Sarah Sandy | District Counsel, Kutak Rock (via Phone) |
| Lorenzo Reed | Development Project Manager (via Phone) |
| Leroy Moore | Representative; THA (via Phone) |
| Greg Woodcock | Cardno Engineering (via Phone) |
| Dawn Wolter | Representative; THA (via Phone) |

| | |
|----------|-------------------------|
| Audience | Audience Present |
|----------|-------------------------|

FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 4:05 p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There was an audience present at the meeting. There were several audience comments regarding high water bills for chilled water. Ms. Newsome informed the audience that the CDD has nothing to do with billing for water usage and that the chilled water plant is for A/C, not water usage. Ms. Woer also addressed the audience about chilled water consumption and billing. Mr. Watson informed the audience about the purpose of the chilled water plant. Ms. Johnson-Griffin informed the audience that these concerns can be addressed by THA. She also informed the audience that the meetings for THA are held on the third Wednesday of the month at 8a. The address of the meetings is

5100 Cypress St.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

1. Presentation of Landscape Inspection Report

Mr. Toborg was present; he presented the landscape inspection report to the Board.

B. District Counsel

Ms. Sandy was present via phone; there was no report given at the time.

C. District Engineer

Greg Woodcock was present via phone; however, there were no updates at the time.

D. Chiller System Manager

1. Presentation of Central Energy Plant Report- Trane

Mr. Watson was present; he presented the Trane report to the Board.

E. Tampa Housing Authority

Mr. Reed was present via phone. There were no updates for the Board at the time.

F. District Manager

The next regularly scheduled meeting will be held on Thursday, November 3, 2022, at 4:00 p.m. at Trio.

1. Review of District Manager Report

Ms. Newsome presented the district manager report to the Board

FOURTH ORDER OF BUSINESS

**Consideration of Agreement
for Chiller System O&M
Services with Trane US, Inc**

Ms. Sandy presented the Chiller System O&M Services Agreement with Trane and informed the Board that it was currently under review by Trane.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the Agreement for the Chiller System O&M Services with Trane US, Inc., in substantial form subject to finalizing by District Counsel, for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Agreement
for Chiller Plant Lot 12
Piping Upgrade
Construction Services with
Trane Us, Inc.**

Ms. Sandy presented the revised proposal by Trane for the Chiller Plant Lot 12 Piping Upgrades, as requested by the Board, and the Agreement for the Chiller Plant Lot 12 Piping Upgrade Construction services with Trane. Ms. Sandy stated the revisions to the proposal met the Board's request and the agreement was under review by the District Engineer but remained substantially in the same form as included in the RFP.

On a Motion by Ms. Morning, seconded by Ms. Jackson with all in favor, the Board of Supervisors approved the Agreement for Chiller Plant Lot 12 Piping Upgrade Construction Services with Trane Us, Inc., in substantial form subject to finalizing by District Counsel, for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes of
the Board of Supervisors' Regular
Meeting held on
September 8, 2022**

Ms. Sandy noted the following changes to the minutes: Line 89 add statement that public commented requested and none was received; Line 106 state the agreement was with Rizzetta.

On a Motion by Ms. Walker, seconded by Ms. Jackson with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on September 8, 2022, as amended on the record, for the Encore Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Special
Meeting held on
September 15, 2022**

Ms. Sandy noted the following changes to the minutes: Lines 56 & 61 revise motion blocks to recognize the number of points allocated to Trane in each RFP evaluation and that the construction services agreement was awarded to Trane subject to Trane revising its proposal per the Board's request.

On a Motion by Ms. Walker, seconded by Ms. Jackson with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Special meeting held on September 15, 2022, as amended on the record, for the Encore Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

No supervisor requests were given at the time.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Jackson, seconded by Ms. Johnson-Griffin, the Board unanimously approved to adjourn the meeting at 5:05p.m., for the Encore Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 5

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**ENCORE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Encore Community Development District was held on **Thursday, September 8, 2022, at 3:05 p.m.** at The Trio at Encore, located at 1101 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

| | |
|-----------------------|--|
| Billi Johnson-Griffin | Board Supervisor, Chairman |
| Teresa Morning | Board Supervisor, Vice Chairman |
| Julia Jackson | Board Supervisor, Assistant Secretary |
| Mae Walker | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|-------------------|---|
| Jennifer Goldyn | District Manager, Rizzetta & Company, Inc. |
| Christina Newsome | District Manager, Rizzetta & Company, Inc. |
| John Toborg | Field Service Manager, Rizzetta & Co, Inc. (via Phone) |
| Jeff Watson | Representative, Trane |
| Sarah Sandy | District Counsel, Kutak Rock (via Phone) |
| Lorenzo Reed | Development Project Manager (via Phone) |
| Greg Woodcock | Cardno Engineering (via Phone) |
| David Ilonya | Representative; THA (via Phone) |
| Tim Bowersox | Representative; Yellowstone (via Phone) |
| Layla Hartz | Representative; THA (via Phone) |
| Dawn Wolter | Representative; THA (via Phone) |

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|----------|-------------------------|
| Audience | Audience Present |
|----------|-------------------------|

FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 3:05p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were an audience present at the meeting, no comments were given at the time.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

1. Presentation of Landscape Inspection Report

Mr. Toborg and Mr. Bowersox were present. Mr. Reed requests that Lot 8 is mowed. The Staff will work on specimen exhibits to label the meadow. Landscape was instructed to spray for weeds in pavers. The annuals will be rotated in a couple weeks and the palms will be trimmed.

B. District Counsel

Ms. Sandy was present via phone. There was no report given at the time.

C. District Engineer

Greg Woodcock was present via phone; however, there were no updates at the time. He was informed that the bids were due on September 9th, 2022. The sign located on Governor and Ray Charles needs to be repaired.

D. Chiller System Manager

1. Presentation of Central Energy Plant Report- Trane

Mr. Watson was present in person.

E. Tampa Housing Authority

Mr. Reed was present via phone. He spoke with the city regarding lighting on Scott Street and progress is being made.

F. District Manager

The next regularly scheduled meeting will be held on Thursday, October 6, 2022, at 3:00 p.m. at Trio.

1. Review of District Manager Report

Ms. Newsome presented the district manager report.

FOURTH ORDER OF BUSINESS

**Public Hearing on the Annual
Assessment for Fiscal Year 2022-
2023**

On a Motion by Ms. Morning, seconded by Ms. Johnson- Griffin with all in favor, the Board of Supervisors motion to open a public hearing on the annual assessment for fiscal year 2022-2023, for the Encore Community Development District.

Ms. Newsome requested public comment. None was provided.

**A. Consideration of Resolution 2022-10, Approving the Annual Assessment for
Fiscal Year 2022-2023**

On a Motion by Ms. Morning, seconded by Ms. Johnson-Griffin with all in favor, the Board of Supervisors approved the annual assessment for fiscal year 2022-2023, for the Encore Community Development District.

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors motion to close a public hearing on the annual assessment for fiscal year 2022-2023, for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Campus
Suite Addendum**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors accepted the Campus Suite Addendum, for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Review
of Holiday Lighting Presentations**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors accepted the proposal from Events Done Bright, not to exceed the budget amount of \$35k, for the Encore Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Third Addendum
for Professional District Services**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors accepted the contract for professional district services with Rizzetta & Company, Inc., for the Encore Community Development District.

EIGHTH ORDER OF BUSINESS

EGIS Insurance Renewal Proposal

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors accepted the EGIS insurance renewal proposal, for the Encore Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of the
Board of Supervisors' Regular
Meeting held on August 4, 2022**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on August 4, 2022, for the Encore Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Operations &

**Maintenance Expenditures
for July 2022**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for July 2022 for the Encore Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Chiller Fund
Operations &
Maintenance Expenditures
for July 2022**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Morning with all in favor, the Board of Supervisors approved the Chiller Fund Operations & Maintenance Expenditures for July 2022 for the Encore Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

No supervisor requests were given at the time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson, the Board unanimously approved to adjourn the meeting at 4:58p.m., for the Encore Community Development District.

Assistant Secretary

Chairman/Vice Chairman

Tab 6

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**ENCORE
COMMUNITY DEVELOPMENT DISTRICT**

The Special meeting of the Board of Supervisors of the Encore Community Development District was held on **Thursday, September 15, 2022, at 3:02 p.m.** at The Trio at Encore, located at 1101 Ray Charles Blvd. Tampa, Florida 33602.

Present and constituting a quorum:

| | |
|-----------------------|--|
| Billi Johnson-Griffin | Board Supervisor, Chairman |
| Teresa Morning | Board Supervisor, Vice Chairman |
| Julia Jackson | Board Supervisor, Assistant Secretary |
| Mae Walker | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|-------------------|---|
| Christina Newsome | District Manager, Rizzetta & Company, Inc. |
| Jeff Watson | Representative, Trane |
| Sarah Sandy | District Counsel, Kutak Rock (via Phone) |
| Lorenzo Reed | Development Project Manager (via Phone) |
| Greg Woodcock | Cardno Engineering (via Phone) |
| Leroy Moore | Representative; THA (via Phone) |

| | |
|----------|--------------------|
| Audience | Not Present |
|----------|--------------------|

FIRST ORDER OF BUSINESS

Call to Order

Ms. Newsome called the meeting to order at 3:02p.m. and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience present at the meeting, no comments were given at the time.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Report

B. District Counsel

C. District Engineer

D. Chiller System Manager

E. Tampa Housing Authority

F. District Manager

FOURTH ORDER OF BUSINESS

**Consideration of RFPs for Chiller
Plat System for Lot 12
Piping Upgrade Project**

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson with all in favor, the Board of Supervisors awarded 62 points to Trane and accepted Trane's proposal as the most responsive bid with direction to District Staff to prepare an agreement for the project, subject to receiving the discussed updates to Trane's proposal, for the Encore Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of RFPs for Chiller
System Operations
and Maintenance Services**

On a Motion by Ms. Jackson, seconded by Ms. Morning with all in favor, the Board of Supervisors awarded 90 points to Trane and accepted Trane's proposal as the most responsive bid with direction to District Staff to prepare an agreement for the same, for the Encore Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests

No supervisor requests were given at the time.

SEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Johnson-Griffin, seconded by Ms. Jackson, the Board unanimously approved to adjourn the meeting at 3:39 p.m., for the Encore Community Development District.

Assistant Secretary

Chairman/Vice Chairman