



**TWO LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
SEPTEMBER 21, 2022
9:45 A.M.**

**Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193**

**786.313.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
730 NW 107th Avenue,
Third Floor, Suite 300 Meeting Room
Miami, Florida 33172
REGULAR BOARD MEETING
September 21, 2022
9:45 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. August 17, 2022 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
 - 1. Staff Report: As Required
- H. New Business
 - 1. Consider Resolution No. 2022-04 – Calling for Final Landowners Meeting.....Page 6
 - 2. Consider Resolution No. 2022-05 – Approval of Completion Certificate for 2019
Expansion Area Project.....Page 12
- I. Consider Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

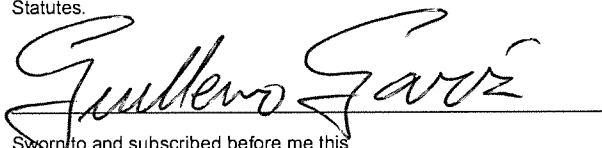
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT -
REVISED FISCAL YEAR 2021/2022 REGULAR MEETING
SCHEDULE

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

06/03/2022

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

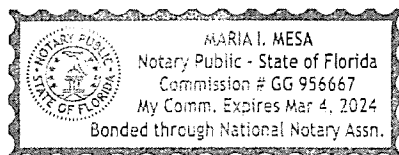

Sworn to and subscribed before me this

3 day of JUNE, A.D. 2022



(SEAL)

GUILLERMO GARCIA personally known to me



TWO LAKES COMMUNITY DEVELOPMENT DISTRICT REVISED FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Two Lakes Community Development District (the "District") will hold Regular Meetings at Lennar Homes, LLC located at 5505 Blue Lagoon Drive, Miami, Florida 33126 at 9:45 a.m. on the following dates:

June 15, 2022
July 20, 2022
August 17, 2022
September 21, 2022

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT

www.twolakescdd.org

6/3

22-71/0000600599M

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING AND PUBLIC HEARING
AUGUST 17, 2022**

A. CALL TO ORDER

District Manager Armando Silva called the August 17, 2022, Regular Board Meeting of the Two Lakes Community Development District to order at 9:59 a.m. in the Meeting Room at Lennar Homes, LLC, located at 5505 Blue Lagoon Drive, Miami, Florida 33126.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on June 3, 2022, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Supervisor's Raisa Krause, Vanessa Perez and Carmen Orozco.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. April 20, 2022, Regular Board Meeting

Mr. Silva presented the April 20, 2022, Regular Board Meeting minutes and asked if there were any comments and/or changes. There being no changes, a **motion** was made by Ms. Krause, seconded by Ms. Orozco and unanimously passed to approve the April 20, 2022, Regular Board Meeting minutes, *as presented*.

Note: At approximately 10:00 a.m., Mr. Silva recessed the Regular Board Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on July 28, 2022 and August 4, 2022, as legally required.

2. Receive Public Comment on the Fiscal Year 2022/2023 Final Budget & Assessments

Mr. Silva opened the public comment portion of the Public Hearing to receive comments on the fiscal year 2022/2023 budget and non-ad valorem special assessments. There being no public in attendance or public comments, Mr. Silva closed the public comment portion of the Public Hearing

3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget

Mr. Silva presented Resolution No. 2022-02, entitled:

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and stated that the document provides for the adoption of the fiscal year 2022/2023 final budget and non-ad valorem special assessment tax roll. A copy of the tax roll was provided at the meeting. A discussion ensued after which:

A **motion** was made by Ms. Krause, seconded by Ms. Orozco and unanimously passed to approve and adopt Resolution No. 2022-02, *as presented*, thereby setting the Two Lakes Community Development District fiscal year 2022/2023 final budget and approving the non-ad valorem special assessment tax roll.

Note: At approximately 10:01 a.m., Mr. Silva closed Public Hearing and simultaneously reconvened the Regular Board Meeting.

H. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Regular Meeting Schedule

Mr. Silva presented Resolution No. 2022-03, entitled:

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A

**REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND
SETTING THE TIME AND LOCATION OF SAID DISTRICT
MEETINGS; AND PROVIDE AN EFFECTIVE DATE.**

Mr. Silva provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Ms. Krause, seconded by Ms. Orozco and unanimously passed to approve and adopt Resolution No. 2022-03, *as presented*, thereby setting the Two Lakes Community Development District fiscal year 2022/2023 regular meeting schedule and authorizing the publication of said schedule, as required by law.

**2. Consider Appointment of Audit Committee & Approval of Evaluation Criteria
Appointment of Audit Committee/Audit Committee Meeting**

Mr. Silva stated that an audit was required for the year ending September 30, 2022, and it would be in order for the Board to appoint an Audit Committee to commence the auditor selection process, pursuant to Chapter 218.391, Florida Statutes.

A **motion** was made by Ms. Orozco, seconded by Ms. Krause and unanimously passed to appoint the Board of Supervisors and the District Manager as the District's Audit Committee.

At approximately 10:03 a.m., Mr. Silva recessed the Regular Board Meeting and simultaneously called to order a meeting of the Audit Committee to review and approve criteria for evaluation of audit services (for selection of an auditor) and to authorize the District Manager to solicit proposals via the RFP process.

Mr. Silva presented the evaluation criteria information and an outline of material for the Request for Proposals for the District. A discussion ensued after which:

A **motion** was made by Ms. Krause, seconded by Ms. Orozco and unanimously passed to approve the evaluation criteria for audit services, as presented, and instructed the District Manager to proceed, as required, to advertise for requests for proposals for the fiscal years September 30, 2022, 2023, and 2024; and to include in the proposal package a 2-year renewal option (FY 2025 & 2026).

At approximately 10:05 a.m., with there being no further business to conduct at this time, the Audit Committee meeting was adjourned and the Regular Board Meeting was simultaneously reconvened.

Mr. Silva stated that it would now be appropriate for the Board to accept the actions of the Audit Committee, as outlined hereinabove. A discussion ensued after which;

A **motion** was made by Ms. Krause, seconded by Ms. Orozco and unanimously passed to accept the recommendations of the Audit Committee, as outlined above.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There was no Staff Report at this time.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Since Chairperson Maria C. Herrera and Vice Chairperson Teresa Baluja were not in attendance, Mr. Silva recommended that the Board elect a Chairperson for the purpose of executing District documents. A discussion ensued after which: A **motion** was made by Ms. Orozco, seconded by Ms. Perez and unanimously passed appointing Raisa Krause as Chairperson for today's meeting for the purpose of executing District documents required for recordkeeping purposes.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Krause, seconded by Ms. Orozco and unanimously passed to adjourn the Regular Board Meeting at 10:07 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR THE FINAL LANDOWNERS' MEETING AND PUBLIC NOTICE THEREOF FOR THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT'S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Two Lakes Community Development District ("District") was established by Ordinance #16-78 of the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as outlined in Chapter 190, Section 190.006, *Florida Statutes*, a final landowners' election shall be announced at a public meeting of the Board at least ninety (90) days prior to the date of the landowners' meeting, which meeting shall be held for the purpose of electing one (1) supervisors; and

WHEREAS, at such meeting, each landowner shall be entitled to cast one (1) vote per acre (or fraction thereof) or one vote for each platted lot of land owned and located within the District for each person to be elected; and

WHEREAS, the candidate receiving the highest number of votes shall each serve a four (4) year term of office; and

WHEREAS, a Notice of the Landowners' Meeting shall be published once a week for two (2) consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election.

WHEREAS, attached hereto as Exhibit "A" and made a part hereof are (i) instructions (Election Procedures) on how all landowners may participate in the election, (ii) proxy form that may be utilized by the landowners at such meeting; and (iii) a sample ballot for information purposes.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The above recitals are hereby adopted.

Section 2. The Landowners' Meeting will be held on November 16, 2022 at 10:15 a.m. at Lennar Homes, LLC in the Meeting Room located at 5505 Blue Lagoon Drive, Miami, FL 33126.

Section 3. The instructions, the form of proxy; and sample ballot attached hereto as Exhibit "A" are hereby acknowledged and approved.

Section 4. A Notice of the Landowners' Meeting shall be published as prescribed by law.

PASSED, ADOPTED and EFFECTIVE this 21st day of September, 2022.

ATTEST:

**TWO LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman



SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two (2) years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two (2) years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one (1) vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three (3) positions open, an owner of one (1) acre or less (or one lot parcel) may cast one (1) vote for each of the three (3) positions. An owner of two (2) acres (or two lot parcels) may cast two (2) votes for each of the three (3) positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

- a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
- c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor(s) and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two (2) candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

* At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two (2) supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage (or lot parcels) for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

LANDOWNER PROXY

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT FINAL LANDOWNERS' MEETING

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("Proxy Holder") for and on behalf of the undersigned, to vote as proxy at the final meeting of the landowners of the **Two Lakes Community Development District** to be held on November 16, 2022 at 10:15 a.m. in the Lennar Homes, LLC. Meeting Room located at 5505 Blue Lagoon Drive, Miami, FL 33126, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Legal Owner/Entity

Signature of Legal Owner (and/or Authorized Representative)

Date

Parcel(s) Description(s)*{Folio Number(s)}

of Units/Acres

*Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

OFFICIAL BALLOT

BALLOT # _____

**TWO LAKES
COMMUNITY DEVELOPMENT DISTRICT
FINAL LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISORS (3)

NOVEMBER 16, 2022

The undersigned certifies that he/she is the owner (____) or duly authorized **representative of lawful proxy of an owner** (____) of land in the **Two Lakes Community Development District**, constituting _____ Acre(s)/Lot(s)/Unit(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate

Number of Votes

{The candidate receiving the highest number of votes shall each be elected for a four (4) year term of office.}

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT DECLARING CERTAIN PUBLIC IMPROVEMENTS WITHIN THE ORIGINAL BOUNDARIES OF THE DISTRICT RELATED TO THE SERIES 2019 EXPANSION AREA PROJECT TO BE COMPLETE; ACCEPTING SAME; AND ESTABLISHING THE THIRTY (30) DAY PERIOD PROVIDED IN SECTION 170.09, *FLORIDA STATUTES*, WITHIN WHICH PROPERTY OWNERS WITHIN THE BOUNDARIES OF THE EXPANSION AREA OF THE DISTRICT MAY PRE-PAY THEIR DEBT ASSESSMENTS WITHOUT INTEREST; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 190.046, Florida Statutes, the boundaries of the Two Lakes Community Development District (the “District”) were expanded pursuant to Ordinance No. 18-90 of Miami-Dade County, Florida, September 5, 2018, effective September 15, 2018; and

WHEREAS, the lands added to the District pursuant to the Expansion Ordinance (the “Expansion Area”) are more particularly described in the Expansion Ordinance and in Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, Section 190.012, *F.S.*, authorized the District, within the Expansion Area, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructure for public benefit including, but not limited to, stormwater management and control facilities, including, but not limited to, related stormwater management and control facilities, including, but not limited to, related earthwork and acquisition of lands relating thereto; roadway improvements and payment of road impact fees; water and wastewater systems, including payment of capital contribution charges imposed by the City or County; and related incidental costs and improvements; and to pay all or a portion of the design, acquisition and construction cost of said public infrastructure improvements, which public infrastructure systems, facilities and improvements are more specifically described in the Amended and Restated First Supplemental Engineer’s Report, dated September 4, 2019, prepared for the District by Alvarez Engineers, Inc. (the “District Engineer”), as may be amended or supplemented from time to time (the “Engineer’s Report”); and

WHEREAS, in order to provide funding for such public infrastructure improvements to serve the development of the lands located within the District’s original boundaries, the District issued on September 30, 2019 its Special Assessment Bonds, Series 2019 (Expansion Area Project), in the par amount of \$19,050,000 (the “Series 2019 Bonds”); and

WHEREAS, the specific public infrastructure improvements funded by the District through the issuance of the Series 2019 Bonds (the “Improvements”) (a/k/a the “Expansion Area Project”) are described in the Engineer’s; and

WHEREAS, in order to provide the revenue necessary to pay the debt service on the Series 2019 Bonds, the District’s Board of Supervisors adopted Resolution No. 2018-11 on December 19,

2018, pursuant to Section 170.05, *F.S.*, levying debt special assessments on the lands located in the District's original boundaries benefitted by the Improvements (Expansion Area Project); and

WHEREAS, Section 170.09, *F.S.* provides that the owners of parcels of non-exempt real property within the District's original boundaries that is subject to such a debt special assessment may pay his/her/its pro rata share of the special assessment without interest at any time within thirty (30) days after the Improvements (2017 Project) are completed and a resolution accepting same has been adopted by the governing authority of the District; and

WHEREAS, the District Engineer has submitted a certificate dated August 30, 2022 to the District Board of Supervisors certifying to the District that the Expansion Area Project has been completed, a copy of which certificate is attached hereto as Exhibit "B";

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT THAT:

1. The Improvements (Expansion Area Project), funded through the issuance of the Series 2019 Bonds are hereby declared to be complete and, by adoption of this Resolution, are accepted by the District.
2. Unless otherwise waived by a property owner expressly or by operation of law, the 30-day period provided in Section 170.09, *F.S.*, shall run from the date of adoption of this Resolution, within which period the owners of non-exempt real property within the District's Expansion Area shall have the right to pre-pay without interest the debt special assessment allocated to their non-exempt real property.

PASSED, ADOPTED and EFFECTIVE this 21st day of September, 2022.

ATTEST:

**TWO LAKES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

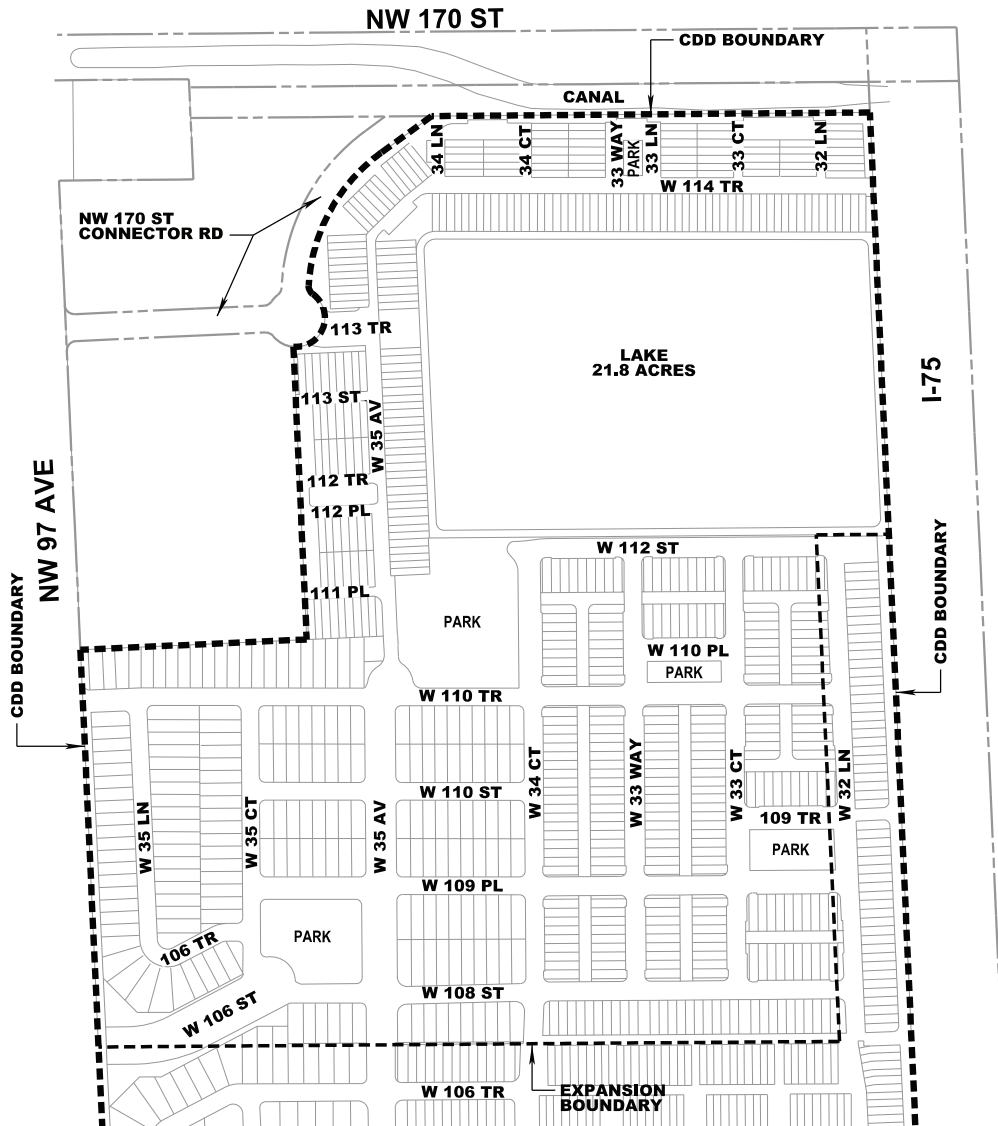
By: _____

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairperson/Vice Chairperson

EXHIBIT “A”

**EXPANSION AREA OF THE
TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**



ALVAREZ ENGINEERS, INC.

**TWO LAKES C.D.D.
EXPANSION AREA MAP**

EXHIBIT 4

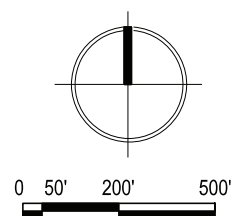


EXHIBIT “B”

DISTRICT ENGINEER’S CERTIFICATE

August 30, 2022

Mr. Armando Silva
District Manager
Two Lakes Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

**Reference: Two Lakes Community Development District
Certificate of Consulting Engineer Regarding the Completion of the Special Assessment
Bonds, Series 2019 Project (the "Expansion Area Project").**

Via Email Only: asilva@sdsinc.org

Dear Mr. Silva:

This certificate is furnished in accordance with Section 5.01(c) of the Master Indenture (the "Indenture") between Two Lakes Community Development District ("District") and Zions Bank, a Division of ZB, National Association dated as of June 1, 2017, and the Second Supplemental Trust Indenture between the District and Zions Bancorporation, National Association dated as of September 1, 2019, and is intended to evidence the completion of the Special Assessment Bonds Series 2019 Project (the "Expansion Area Project") undertaken by the District.

As of the date of this certificate, the Project described in the Amended and Restated First Supplemental District Engineer's Report dated September 4, 2019, has been completed. The Project was completed in substantial compliance with the specifications thereof and all labor, services, materials, and supplies used in the Project financed by the District have been paid for and acknowledgement of such payments has been obtained from the Developer.

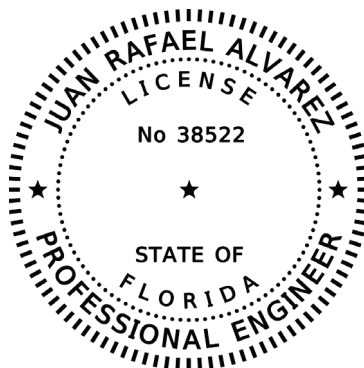
There are no amounts that need to be retained by the Trustee for costs of the Project not then due and payable. This certificate is given without prejudice to any rights against third parties which exist as of the date of this certificate, or which may subsequently come into being.

Alvarez Engineers, Inc.

Juan R Alvarez Digitally signed by Juan R Alvarez
Date: 2022.08.30 14:17:25 -04'00'

President
District Engineer

Cc Mr. Michael Pawelczyk,
District Legal Counsel
mpawelczyk@bclmr.com



This item has been digitally signed and sealed by Juan R. Alvarez, PE on August 30, 2022.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.