

**MINUTES OF MEETING  
RHODINE ROAD NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Rhodine Road North Community Development District was held on Wednesday, **June 24, 2019** at 1:00 p.m. at Holiday Inn Express, 2102 N Park Road, Plant City, Florida.

Present and constituting a quorum:

Andrew Rhinehart  
Patrick Marone  
Matthew Cassidy  
Lauren Schwenk *via phone*

Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also, present were:

Jill Burns  
Roy Van Wyk *via phone*  
Bob Gang *via phone*

District Manager, GMS  
HGS  
Greenberg Traurig

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 1:07 p.m. and noted that a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns noted that there were no members of the public present.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 1, 2019  
and May 22, 2019 Board of Supervisors  
Meetings**

Ms. Burns asked for comments or corrections to the May 1, 2019 and May 22, 2019 meeting minutes. The board had no changes.

<p>On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Minutes of the May 1, 2019 and May 22, 2019 Board of Supervisors Meetings, were approved.</p>
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**FOURTH ORDER OF BUSINESS**

**Public Hearing**

**A. Public Hearing on the Imposition of Special Assessments**

Ms. Burns noted they sent a mailed notice to all the landowners prior to 30 days of the meeting and published the public hearing in the paper.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns noted there were no members of the public present.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2019-43 Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by the District’s Improvements**

Ms. Burns presented Resolution 2019-43. She noted this had not changed since the board reviewed it at the prior meeting. Ms. Burns asked for any questions, the board had none.

Mr. Wyk asked if it was Ms. Burns opinion that the benefit on the parcels is equal to or exceeds the burden placed on those parcels by the assessments. Ms. Burns answered yes. Mr. Wyk asked Ms. Burns if it was her opinion that the assessments as imposed are fairly and reasonably apportioned. Ms. Burns answered yes. Mr. Wyk asked the board if they had any questions, the board had nothing.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, Resolution 2019-43 Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by the District’s Improvements, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-44  
Supplemental Assessment Resolution**

Ms. Burns presented Resolution 2019-44 and explained the exhibits including the Engineer’s Report and Methodology. Mr. Wyk noted there are some funds being held in escrow pending the annexation of the parcel into the district. Once the annexation takes place, they will

spread the assessments over the rest of the parcels after the release of the escrow funds is completed.

On MOTION by Mr. Cassidy, seconded by Mr. Rhinehart, with all in favor, Resolution 2019-44 Supplemental Assessment Resolution, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of True-up Agreement**

Ms. Burns presented the True-up Agreement and suggested approving the agreement in substantial form. This agreement confirms the Developer’s intention and obligation to make true-up payments related to the 2019 Special Assessments. Mr. Wyk noted there are still 7 lots under consideration for development.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the True-up Agreement, was approved in substantial form.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Collateral Assignment and Assumption of Development Rights**

Ms. Burns presented the Collateral Assignment and Assumption of Development Rights and suggested approving in substantial form.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Collateral Assignment and Assumption of Development Rights, was approved in substantial form.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Completion Agreement**

Ms. Burns presented the Completion Agreement. The Developer will agree to complete or provide funds for the Series 2019 project.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the Completion Agreement, was approved in substantial form.

**NINTH ORDER OF BUSINESS**

**Consideration of Acquisition Agreement**

Ms. Burns presented the Acquisition Agreement and suggested approving in substantial form.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the Acquisition Agreement, was approved in substantial form.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk noted at the previous meeting the Construction Funding Agreement was approved with the Developer. The majority of that property is now owned by Ridgewood. Mr. Van Wyk asked for the board’s authorization to assign the Construction Funding Contract from JMBI to Ridgewood LLC.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, Authorization to Assign the Construction Funding Contract to Ridgewood LLC, was approved.

**B. Engineer**

There being none, the next item followed.

**C. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns noted the total amount from May 1<sup>st</sup> through June 19<sup>th</sup> was \$31,595.53.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the Check Register, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns noted the balance sheet and income statement were in the agenda package, this item required no action.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

The July 3<sup>rd</sup> meeting at 1:00 p.m. was cancelled.

**TWELTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Ms. Burns asked for any supervisor requests or audience comments. The board had no requests.


June 24, 2019

Rhodine Road North CDD

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman