

**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, August 5, 2020 at 11:30 a.m. via Zoom Teleconference, pursuant to Executive Order 20-69, issued by Governor DeSantis, as amended and supplemented.

**Present and constituting a quorum:**

Lauren Schwenk  
Matthew Cassidy  
Patrick Marone

Vice Chairman  
Assistant Secretary  
Assistant Secretary

**Also present were:**

Jill Burns  
Michelle Rigoni  
Roy Van Wyk  
Heather Wertz  
April Payeur  
Clayton Smith

District Manager/GMS  
District Counsel, HGS  
HGS  
District Engineer, Greenberg Traurig  
Developer's Office  
GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order. Three Supervisors were present by phone/zoom teleconference constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated that there were no members of the public present at this time.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the July 1, 2020  
Board of Supervisors Meeting**

Ms. Burns asked for any comments, questions, or corrections on the July 1, 2020 meeting minutes. The Board had no changes to the minutes.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Minutes of the July 1, 2020 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS                      Public Hearings**

**A. Public Hearing on the Adoption of the Fiscal Year 2021 Budget**

Ms. Burns stated this Public Hearing was advertised in the paper and asked for a motion to open the public hearing.

On MOTION by Mr. Marone, seconded by Ms. Schwenk, with all in favor, Opening the Public Hearing, was approved.

**i. Consideration of Resolution 2020-10 Adoption of the District's Fiscal Year 2021 Budget and Appropriating Funds**

Ms. Burns stated this is included in the package and the total amount of the final budget is \$340,378. She stated there is a per unit gross assessment of \$750 per lot and a developer contribution of \$57,673. She stated that the developer contribution would only be billed if needed. There are also amenity expenses coming online and some additional field expenses are contemplated as well. Ms. Burns asked for changes, discussion, or questions.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, Resolution 2020-10 Adoption of the District's Fiscal Year 2021 Budget and Appropriating Funds, was approved.

**ii. Deficit Funding Agreement**

Ms. Burns stated the Deficit Funding Agreement was added that morning and the agenda was recirculated. This agreement is with Ridgewood, LLC and it would be to fund the deficit amount listed on the budget should there be any need for that.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Deficit Funding Agreement, was approved.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, Closing the Public Hearing, was approved.

**B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. Burns stated the mail notices were sent to all property owners at least 30 days prior to the hearing the advertisement was placed in the paper.

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

**i. Consideration of Resolution 2020-11 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns stated this was included in the package. She stated this is the first time an O&M assessment was being levied for the district. Previously the District was under a Funding Agreement. The gross on roll amount for O&M will be \$750 a month that was just adopted by the Board from the resolution. The on roll debt amount is \$1,176 for the 40' lots and \$1,470 for the 50' lots. Ms. Burns asked for questions. Hearing none, she asked for a motion to approve the resolution.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, Resolution 2020-11 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

On MOTION by Mr. Marone, seconded by Ms. Schwenk, with all in favor, Closing the Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-12 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2021**

Ms. Burns stated that they left the current meeting schedule the same. The current schedule has the Board meeting the first Wednesday each month at 11:30 a.m. When in person meetings resume, they will be at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, FL 33563.

On MOTION by Mr. Marone, seconded by Ms. Schwenk, with all in favor, Resolution 2020-12 Designating the Regular Monthly Meeting for the First Wednesday of Each Month at 11:30 a.m. at the

Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, FL 33563, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni had nothing further

**B. Engineer**

Ms. Wertz had nothing further

**C. Field Manager's Report**

Mr. Smith reviewed the field report and discussed ongoing services and regular visits to the site. Mr. Smith noted that they have been documenting progress and making sure nothing is being damaged and making sure everything that is in place is staying maintained. They have been keeping an eye the fences, monuments, and plantings. The landscape contractor is out doing the pond and banks. He noted right now they are mostly monitoring for any construction damage.

He stated that the mowing contractor had been performing well. He noted the lake contractor submitted a report that he reviewed and he made sure they are on top of invasives and anything like that.

Mr. Cassidy stated that when you first enter from the East entrance straight ahead, he thought the Highland construction crew might be cutting across the lots. He asked Mr. Smith to keep an eye on it and maybe put some barriers up. Mr. Cassidy noted people building probably wouldn't be pleased with them using their lots as short cuts. Mr. Smith noted he would keep an eye on it and set up barriers if necessary to deter them from driving across the lots.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns stated this was included in the package. This is approval for the check register June 21<sup>st</sup> to July 27<sup>th</sup> and the total is \$554,002.80.

On MOTION by Mr. Marone, seconded by Ms. Schwenk, with all in favor, the Check Register for \$554,002.80 , was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated financials are in the package for review but there is no action needed. Ms. Burns asked for any questions, the Board had none.

**iii. Ratification of Summary of Series 2019 Requisitions #120 through #127**

Ms. Burns noted these have already been approved by the Engineer and the Chair. They just need to be ratified by the board.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Summary of Series 2019 Requisitions #120 through #127, were ratified.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Ms. Schwenk stated they are going to hold off on Cole right now. They are working on some contract things and hopefully it can get back on the schedule this fall. Ms. Burns stated that there have been a couple of invoices for the Cole parcel sent to their offices. They sent them back since it's not in the District to fund. She noted she wanted to make sure they were being tracked so they could be added back in, that way any eligible expenses can be tracked for reimbursement.

Ms. Rigoni told Ms. Schwenk whenever she was ready to include that into the District to let her know so that they can get a resolution authorized and a Boundary Amendment in it.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

August 5, 2020

Rhodine Road North CDD

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman