

**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, **May 26, 2021** at 11:30 a.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Brian Walsh	Chairman
Milton Andrade	Vice Chairman
Matthew Cassidy	Assistant Secretary
Phillip Allende	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Michelle Rigoni <i>via Zoom</i>	District Counsel, HGS
Clayton Smith	GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. Three Supervisors were present constituting a quorum. Ms. Burns stated for the record that Mr. Walsh was sworn in prior to the meeting.

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

Organizational Matters

A. Swearing in of Brian Walsh

Ms. Burns swore in Brian Walsh prior to the meeting.

B. Acceptance of Resignation from Patrick Marone

Ms. Burns noted that Patrick Marone sent a letter of resignation. She asked the Board to approve the resignation.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Acceptance of Resignation from Patrick Marone, was approved.
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C. Appointment to Fulfill the Board Vacancy with a Term Ending November 2021

Ms. Burns noted that she had received a resignation letter from Patrick Marone and asked for any nominees for the vacancy. The Board nominated Phillip Allende.

On MOTION by Mr. Cassidy, seconded by Mr. Walsh, with all in favor, the Nomination for Phillip Allende to Replace Patrick Marone as Board Member, was approved.

D. Administration of Oath to Newly Appointed Supervisor

Ms. Burns swore in Mr. Allende.

E. Consideration of Resolution 2021-07 Electing Officers

Ms. Burns noted that she had received at resignation letter from Rennie Heath and asked for any nominees for the vacancy. The Board nominated Garret Parkinson. Ms. Burns noted he was not in attendance and would be sworn in at the next meeting.

On MOTION by Mr. Andrade, seconded by Mr. Cassidy, with all in favor, Accepting Rennie Heath's Resignation, was approved.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Appointing Garret Parkinson to the Board of Supervisors, was approved.

Ms. Burns noted that there were multiple new Board members and they would need to reelect officers. Ms. Burns asked that she be named Secretary and George Flint from her office Assistant Secretary. After Board discussion, Mr. Walsh was nominated as Chairman and Mr. Andrade was nominated as Vice Chairman. Mr. Parkinson, Mr. Cassidy, and Mr. Allende were nominated as Assistant Secretaries.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Resolution 2021-07 Electing Officer as slated above, was approved.

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Rhodine Road North CDD

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the April 28
2021 Board of Supervisors Meeting**

Ms. Burns asked for any comments, questions, or corrections on the April 28, 2021 meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Allende, seconded by Mr. Walsh, with all in favor, the Minutes of the April 28, 2021 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-06
Approving the Proposed Fiscal Year 2022
Budget (Suggested Date: August 25, 2021),
Declaring Special Assessments, and Setting
the Public Hearings on the Fiscal Year 2022
Budget and the Imposition of Operations &
Maintenance Assessments**

Ms. Burns noted that there was a Developer contribution that offset the assessments to cap it at \$750, but it was realized that the obligation was no longer in place, she stated the assessments would increase. Ms. Burns elaborated that the previous cap was at \$750 per unit gross, and the updated increase would be \$895.41 on the platted lots, while the unplatted would go to \$291.45.

Mr. Smith added that while the amenity is not open currently, he was anticipating at least 60 days until opening. Ms. Rigoni confirmed that the boundary amendment meeting was scheduled for July 20, 2021. She stated that they cannot levy land that is not included yet in the District. She stated the plan is to amend this again so that the O&M assessments are spread across all of the land within the District once the boundary amendment is complete. Ms. Burns added that the budget will not actually change once what Ms. Rigoni mentioned occurs. There will be a resolution added at a later date.

Discussion ensued about how it would be handled if there were opposition on the boundary amendment, and Ms. Rigoni stated they have not received any information that indicated the county was opposed to it. Ms. Rigoni elaborated that they provided the county with additional financial projections on what the anticipated debt assessment is going to be per lot, and confirmation that existing debt in the current District won't be increased.

Ms. Burns stated there are no changes to the budget. The public hearing date suggested was August 25, 2021.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Resolution 2021-06 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: August 25, 2021), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-08
Designating a Date, Time, and Location for a
Landowners' Meeting and Election**

Ms. Burns noted the election needed to be held on the 1st Tuesday of November, which is November 2nd, 2021. The proposed time was 11:30 a.m. Ms. Burns stated that they will amend the resolution to reflect the new Board members.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Resolution 2021-08 Designating a Date, Time, and Location for a Landowners' meeting on November 2, 2021 at 11:30 a.m. was approved as amended.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni noted she had nothing further to report but would answer any questions the Board had. Ms. Rigoni reiterated that the boundary amendment hearing was scheduled for July 20, 2021.

B. Engineer

The Engineer was not in attendance.

C. Field Manager's Report

Mr. Smith reported that the amenity areas are near completion. The as-builds for irrigation in place was received and relayed over to the contractor. There was one specific area of landscaping that a builder installed and they have separated their irrigation from ours. Mr. Smith confirmed he was looking into this. He offered to answer any questions the Board had. Discussion ensued about the irrigation issue.

D. District Manager's Report

i. Approval of Check Register

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Ms. Burns stated this was included in the package. This is approval for the check register April 21 through May 18 and the total is \$173,246.87.

On MOTION by Mr. Andrade, seconded by Mr. Allende, with all in favor, the Check Register for \$173,246.87, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated financials are in the package for review but there is no action needed.

iii. Presentation of Number of Registered Voters – 0

Ms. Burns stated they had to determine the number of registered voters by April 15th of each year. Ms. Burns elaborated that there have been some people move in, but no one had registered to vote yet. There were 0 registered voters within the community.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman