

**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 Thursday, **January 13, 2022** at 1:30 p.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
Phillip Allende	Assistant Secretary
Jeff Shenefield <i>via Zoom</i>	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Meredith Hammock	District Counsel, KE Law Group
Clayton Smith <i>via Zoom</i>	GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. Four Supervisors were present constituting a quorum. Mr. Shenefield attended via Zoom.

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 December 9, 2021, Board of Supervisors Meeting

Ms. Burns asked for any comments, questions, or corrections on the December 9, 2021 Board of Supervisors meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the December 9, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05
Supplemental Assessment Resolution**

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Ms. Burns stated the Supplemental Assessment Methodology is presented as a part of the Resolution 2022-05. She noted the Board had been provided copies. Ms. Burns reviewed the methodology and tables which have been updated with the final pricing.

Table 1 – Development plan with 193 total units, 97 40’ lots, 96 50’ lots

Table 2 – Cost estimates at \$8,345,000

Table 3 – Bond sizing will be issued formally at \$771,079.

Table 4 – Allocation of Improvement Costs

Table 5 – Allocation of total par debt to each product type

Table 6 – Par debt and annual assessments - Net and gross annual debt assessment per unit. 40’ lots is \$1,199 and the 50’ are \$1,499.

Table 7 – Preliminary Assessment Roll - Total par debt per acre owned by Clayton Properties.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Supplemental Assessment Methodology for Cole Parcel, was approved.

Ms. Burns presented Resolution 2022-05 and the actual term of the bond issuance are attached as the exhibits. She asked for any questions and hearing none, asked for a motion to approve.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, Resolution 2022-05 Supplemental Assessment Resolution, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing further.

B. Engineer

The District Engineer was not in attendance.

C. Field Manager’s Report

Mr. Smith reviewed the Field Manager’s Report. He noted that trash cans have been installed at the amenity center/pool deck and will continued to be monitored, the two palms have been replaced at the main entrance that landscapers will monitor, fish stocking will be looked at

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on the ponds. Monuments do not have lighting; solar options may be cost effective. He will bring back options for solar lighting to next meeting. Landscapers working to repair stakes, going through palm replacements.

i. Discussion Regarding Pond Fish Stocking

Mr. Smith noted he did have a quote for fish stocking. Discussion ensued about stocking lakes and the way they drain. He added the issues had been labeled at 7 ponds at 23 acres of fish. Discussion ensued about budget and areas for concentration and cutting costs. Ms. Burns noted the contingency in the budget was \$4,500 and an added field contingency for \$2,298 with a total of \$6,700. Options for the project and budget were discussed. He recommended doing as many ponds as possible, and noted it was recommended 1,000 per acre. After discussion, the Board agreed a quote will be added to the April agenda.

D. District Manager’s Report

i. Check Register

Ms. Burns stated that this was included in the agenda package. The total amount was \$514,720.19.

On MOTION by Mr. Andrade, seconded by Mr. Allende, with all in favor, the Check Register for \$514,720.19, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that this was included in the agenda package. There was no action necessary from the Board but Ms. Burns offered to answer any questions.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

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The meeting was adjourned.

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

Jill Burns
Secretary / Assistant Secretary

Brian Walsh
Chairman / Vice Chairman