

**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 6, 2020 at 10:45 a.m. via Zoom Teleconference.

Present and constituting a quorum:

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| Rennie Heath <i>via phone</i> | Chairman |
| Lauren Schwenk <i>via phone</i> | Vice Chairman |
| Matthew Cassidy <i>via phone</i> | Assistant Secretary |
| Andrew Rhinehart <i>via phone</i> | Assistant Secretary |
| Patrick Marone <i>via phone</i> | Assistant Secretary |

Also, present were:

| | |
|----------------------------------|--------------------------------------|
| Jill Burns <i>via phone</i> | District Manager, GMS |
| Michelle Rigoni <i>via phone</i> | HGS |
| Roy Van Wyk <i>via phone</i> | HGS |
| Heather Wertz <i>via phone</i> | District Engineer, Greenberg Traurig |
| April Payeur <i>via phone</i> | Developer's Office |

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:45 a.m. and noted that five supervisors joined by Zoom or phone call. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present attending via zoom. There were no comments at this time.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 5,
2020 Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections on the February 5, 2020 Board of Supervisors meeting minutes. Hearing none, Ms. Burns asked for a motion to approve.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Minutes of the February 5, 2020 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2020-08 Approving the Proposed Fiscal Year 2021 Budget (suggested date August 5, 2020), Declaring Special Assessments, and Setting the Public Hearings for the Fiscal Year 2021 Budget, and the Imposition of Operations & Maintenance Assessments

Ms. Burns noted that there were changes which had been made based on discussions with Lauren Schwenk. The changes reflect the removal of the amenity expenses with the exception of the playground lease. Lauren reduced the highlighted items for landscape maintenance, and fertilization and streetlights. Without installment it was difficult to get quotes. This was to get the budget to \$750 on the net line, and the gross was \$797.81.

Ms. Schwenk noted that the contracts only say O&M, it doesn't talk about collection fees or costs. Ms. Schwenk asked Ms. Burns if that had come up with other dealings.

Ms. Burns stated the contingency line item may be reduced and a couple of other things to get there. The builder contracts are with the Developer and the Builder, so if there are questions about those, the district managers are not involved

Ms. Schwenk asked in other Districts when going with \$750, are they making that not to include collection costs? Ms. Burns stated that these were the first ones that they have levied, so she was not sure about others and prior to now they were all Developer funded.

Mr. Heath stated it needed to be \$750 no matter what, because that is what was agreed to in the contract. Ms. Burns clarified that it would be \$750 gross, so when the tax bill is received it is \$750. All Board members were in agreement.

Ms. Burns stated that there were 401 lots with 394 platted. It is set up so all lots are treated the same. Ms. Burns noted that they would decrease the contingency to get to \$750 gross.

Mr. Heath asked about decreasing irrigation repairs and the fountain maintenance. After discussion, Ms. Burns adjusted the gross to \$749.99. A deficient funding agreement will be done should the expenses go over the projected. She recommended holding the Public Hearing on the budget and levying assessments on August 5, 2020 at 11:30 a.m. Ms. Burns noted that the net total would be \$704.99 per lot. She stated that they will get \$282,700 total. After the motion, Mr.

Van Wyk asked if the number of lots included the 7 lots that are pending re-zoning or not. Ms. Burns noted that it did include them. It did not include the ones that were in the boundary amendment that was pulled.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, Resolution 2020-08 Approving the Proposed Fiscal Year 2021 Budget (as amended) Declaring Special Assessments, and Setting the Public Hearings on August 5, 2020 at 11:30 a.m. for the Fiscal Year 2021 Budget, and the Imposition of Operation and Maintenance Assessments, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2020-09
Adopting an Internal Controls Policy**

Ms. Burns stated that they were required to establish and maintain internal controls designed to prevent and detect fraud, waste and abuse. Most of the policies are already in place, but they are putting them down as a policy adopted by the Board.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the Resolution 2020-09 Adopting an Internal Controls Policy, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni and Mr. Van Wyk had nothing further to report.

B. Engineer

Ms. Wertz had nothing further to report.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns stated the check register was included in the packet. The board had no questions on the check register.

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

ii. Balance Sheet and Income Statement

Ms. Burns noted there was no action needed, but she could answer any questions. Hearing none, the next item followed.

iii. Ratification of Summary of Series 2019 Requisitions #85, #86 and #98 - #110

Ms. Burns stated these have already been approved and need to be ratified by the board.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Summary of Series 2019 Requisitions #85, #86 and #98-#110, were ratified.

iv. Ratification of QGS Change Orders #26 through #29

Ms. Burns stated these had also been approved by Chairman and need to be ratified.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, QGS Change Orders #26-#29, were ratified.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman