

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 22, 2019 at 1:00 p.m. at the Holiday Inn Express, 2102 N Park Road, Plant City, Florida.

Present and constituting a quorum were:

Andrew Rhinehart
Patrick Marone
Matthew Cassidy

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk
Heather Wertz
Nicole Hill

District Manager
District Counsel
District Engineer
Developer's Office by phone

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order 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

Organizational Matters

A. Administration of Oath of Office to Matthew Cassidy

Ms. Burns noted Mr. Cassidy was sworn in prior to the meeting.

FOURTH ORDER OF BUSINESS

Consideration of Engineer's Report

Ms. Wertz stated they recently updated the costs in the Engineer's Report. Ms. Wertz noted there are two components, the Rhodine project with 324 lots will total \$7,927,156. The

Cook project with 77 lots will cost \$1,859,598. The total of 401 units for both projects will cost \$9,786,754. Ms. Wertz asked for any questions from the Board on the Engineer's Report.

Mr. Van Wyk noted the Cook parcel is the parcel they are planning on annexing into the District, and it will have 77 units.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Engineer's Report, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Master Assessment Methodology

Ms. Burns presented the updated Methodology. Table 1 shows two different lots, Single Family 40' lots and Single Family 50' lots. Table 2 shows the updated costs from Heather's report. Table 3 shows the two different bond sizings, one with the annexation parcels and one without. Table 4 shows the allocation of benefit for each property type with and without the annexation. Table 5 shows the par debt per unit with annexation Single Family 40' is \$29,763. The Single Family 50' is \$37,203. For the category without annexation for Single Family 40' is \$31,297 and the Single Family 50' is \$39,121. Table 6 shows the par debt net annual and gross annual debt assessment per unit type. Ms. Burns review the two different preliminary assessments rolls, one for property currently within the District and the expansion parcel. The other is just the property currently in the District.

Mr. Van Wyk asked Ms. Burns a series of questions.

- In her opinion, is the benefit received equal to or greater than the burden placed on the parcels by the assessment amounts. Ms. Burns answered yes.
- In her opinion, are the assessments fairly and reasonably apportioned across the various product types. Ms. Burns answered yes.

Mr. Van Wyk asked for any questions on the Master Assessment Methodology. The Board had none. Ms. Burns suggested approving in substantial form.

On MOTION by Mr. Cassidy, seconded by Mr. Marone, with all in favor, the Master Assessment Methodology with Updated Tables in Substantial Form, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2019-40
Declaring Special Assessments**

Mr. Van Wyk presented Resolution 2019-40. He noted that because the numbers in the Engineer's Report and Assessment Methodology have been updated and modified, they needed to start the assessment process over. Mr. Van Wyk noted they would notify property owners of the new numbers and assessment amounts that are going to be imposed upon the land. Resolution 2019-40 amends the previous resolutions and sets forth the terms and conditions under which they will move forward with the special assessments.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Resolution 2019-40 Declaring Special Assessments, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-41
Setting a Public Hearing for Assessments**

Ms. Burns suggested the date of June 24th at 1:00 p.m.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Resolution 2019-41 Setting a Public Hearing for Assessments on June 24, 2019 at 1:00 p.m. at the Holiday Inn Express, 2102 N Park Road, Plant City, Florida, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Assignment of Contract
with QGS**

Ms. Burns noted the developer bid and awarded a contract to QGS and this would assign that contract to the District. The Board had no questions.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Assignment of Contract with QGS was approved.

NINTH ORDER OF BUSINESS

**Consideration of Construction Funding
Agreement Regarding Annexed Parcel**

Ms. Burns stated that because the contract that the District just accepted was for land outside of the current boundaries of the District, this agreement would be entered into and the developer would fund that portion of the improvements. Mr. Van Wyk suggested the Board approve in substantial form subject to review by the developer and the Developer's Counsel.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the Construction Funding Agreement Regarding Annexed Parcel, was approved in substantial form.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-42
Authorizing a Purchasing Agent**

Ms. Burn presented Resolution 2019-42; this resolution would allow the District to direct purchase materials tax free because the District is tax exempt.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Resolution 2019-42 Authorizing a Purchasing Agent, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing further to report.

B. Engineer

Ms. Wertz had nothing further to report to the Board.

C. District Manager's Report

i. Balance Sheet and Income Statement

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

TWELTH ORDER OF BUSINESS

Other Business

The next meeting was scheduled for June 5, 2019 but the Board decided to cancel and planned to hold the next meeting on June 24, 2019.

THIRTEENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**


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

FOURTEENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman