

**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, July 1, 2020 at 11:30 a.m. via Zoom Teleconference.

Present and constituting a quorum:

Lauren Schwenk  
Matthew Cassidy  
Andrew Rhinehart  
Patrick Marone

Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also, present were:

Jill Burns  
Michelle Rigoni  
Heather Wertz  
April Payeur  
Clayton Smith

District Manager, GMS  
District Counsel, HGS  
District Engineer  
Developer's Office  
GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and noted that four supervisors were in attendance via Zoom teleconference and 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.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 6, 2020  
Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections on the May 6, 2020 Board of Supervisors meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the Minutes of the May 6, 2020 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Lake Maintenance Proposals**

**A. Remson Aquatics**

**B. Applied Aquatic Management**

Mr. Smith reviewed the lake maintenance quotes for monthly services from two vendors, Remson Aquatics and Applied Aquatic. He noted there was a significant difference in the quotes and that he double checked to ensure the scope was similar. Remson’s quote totaled \$765 per month and Applied Aquatic totaled \$1,750 per month. Mr. Smith stated he had never worked with Remson but they provided a good price. He felt it was hard to pass up that price.

Mr. Rhinehart stated he had received some feedback on Remson. The owner of Remson owns property across the street and has been maintaining district ponds for 20 years. His office is across the street from the Cassidy Offices. Mr. Smith stated his recommendation would be to accept Remson’s proposal. Ms. Burns asked for any questions. Hearing none,

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the Lake Maintenance Proposal from Remson Aquatics and the Authorization for Counsel to Draft the Form of Agreement, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Landscape Maintenance Proposals**

**A. Prince & Sons**

Mr. Smith stated he gave them similar scope on what they want priced. Prince is a little higher, but he noted that he had worked with Prince at a couple of other areas. Mr. Smith stated that they are looking to break into the area, but they are out of town for this area.

**B. Cardinal Landscaping**

Mr. Smith stated that Cardinal was another landscaper that he is familiar with that is in the area. He noted that they actually have some high end CDDs in the area. Going through the proposals, they proposed on the same items. Both proposals include 42 cuts for all common areas

and amenity areas. Prince has 19 mows for ponds, Cardinal has 20 and they laid out a schedule. Mr. Smith noted with the quick notice he was not able to give them a perfectly defined scope, but he went through with both of them and explained what the Board wants. Mr. Smith noted the pond mowings can be increased as more people move into the area and live more adjacent to the ponds. Both proposals include shrub maintenance throughout the year. One difference is irrigation monitoring is additional on Prince's, whereas it is included in Cardinals.

Mr. Smith stated he would recommend Cardinal because they are a lower price, they are in the area, and he has experience working with them as well. Mr. Smith asked for any questions. Hearing none,

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Landscape Maintenance Proposal with Cardinal Landscaping and the Authorization for Counsel to Draft the Form of Agreement, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Phase 1 and Phase 2  
Tract Conveyance**

Ms. Burns noted that Michelle Rigoni was still waiting on the title for these tracts that are outlined. Ms. Burns stated that they were looking to approve subject to final review and delegate the authority to the Chairman to finalize.

Ms. Rigoni stated this morning she received a title opinion that, in her review, looked like it only included Ridgewood and not Ridgewood West. Ms. Rigoni stated that while she had Lauren on the phone, she wanted to confirm that they are looking to convey over the common area tracts in both Ridgewood and Ridgewood West. Ms. Schwenk stated that was correct. Ms. Rigoni stated that after they review them there may be a couple of additional documents that may be needed, like a partial release of mortgage. Aside from that, the documents the Board has in the package including the warranty deed, the quick claim deed from HOA, because the plat also dedicated the common area tracts may be going to the HOA, and other typical forms, like the Bill of Sale, affidavits for deed, and things like that, are going to be approved in substantial form.

Ms. Burns asked if there were any questions for Ms. Rigoni. Hearing none,

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Conveyance of Phase 1 and Phase 2 Subject to Final Review, and Delegation of Authority to the Chair to Finalize, was approved.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of the Fiscal Year 2019 Audit**

Ms. Burns asked the Board to look on page 26 at the report to management, which is a summary of the audit. Ms. Burns noted it was a clean audit and there were no areas of non-compliance and no findings. It has been submitted to the state as the deadline for submittal is June 30<sup>th</sup>. It was reviewed by Counsel and Management and they are looking for motion from the Board to accept the Fiscal Year 2019 Audit.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Fiscal Year 2019 Audit, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni had nothing further to report.

**B. Engineer**

Ms. Wertz had nothing further to report.

**C. Field Manager's Report**

There being none, the next item followed.

**D. District Manager's Report**

**i. Approval of Check Registers**

Ms. Burns stated the check register was included in the agenda package. The total amount was \$4,838.46. The board had no questions on the check register.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the Check Register totaling \$4,838.46, 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 #111 to #119**

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

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Series 2019 Requisitions #111 to #119, were ratified.

**iv. Ratification of QGS Change Orders #30 through #33 and QGS for Change Order #11 (Offsite Turn Lane)**

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

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, QGS Change Order #30 through #33 and QGS Change Order #11, were ratified.

**v. Ratification of Series 2019 Funding Requests #1 and #2**

Ms. Burns stated these were related costs and funds that were not available out of the bonds, they had also been approved and need to be ratified.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, Series 2019 Funding Request #1 and #2, were ratified.

**vi. Presentation of Number of Voters – 0**

Ms. Burns stated that they are required to determine the number of registered voters within the District as of April 15<sup>th</sup> of each year, and there are currently no registered voters living within Rhodine Road North CDD.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

July 1, 2020

Rhodine Road North CDD

**TENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

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

**ELEVENTH 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