

**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, **September 11, 2019** at 1:00 p.m. at Holiday Inn Express, 2102 N Park Road, Plant City, Florida.

Present and constituting a quorum:

Rennie Heath  
Andrew Rhinehart  
Patrick Marone  
Lauren Schwenk *via phone*

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also, present were:

Jill Burns  
Roy Van Wyk  
Heather Wertz *via phone*  
Nicole Hill

District Manager, GMS  
HGS  
Greenberg Traurig  
Developer's Office

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 1:00 p.m. 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**

**Approval of Minutes of the August 7,  
2019 Meeting**

Ms. Burns asked for comments or corrections to the August 7, 2019 meeting minutes. The board had no changes to the minutes.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Minutes of the August 7, 2019 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Acceptance of Minutes of the August 7, 2019 Audit Committee Meeting**

Ms. Burns asked for comments or corrections to the August 7, 2019 Audit Committee 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 August 7, 2019 Audit Committee Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-47 Setting a Public Hearing to Adopt the Amended & Restated Rules of Procedure**

Ms. Burns presented Resolution 2019-47 and noted it would update statutory changes and is being suggested for all districts. She suggested holding the public hearing on November 6, 2019 at 11:30 a.m. in their current location.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Resolution 2019-47 Setting a Public Hearing to Adopt the Amended & Restated Rules of Procedure for November 6, 2019 at 11:30 a.m., was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-48 Setting a Public Hearing Regarding the District's Intent to Use the Uniform Method for Levying, Collecting and Enforcing Non Ad-Valorem Assessments**

Ms. Burns presented Resolution 2019-48 and noted this was for the expansion parcel. The county needs to be notified that the board would like to use the uniform method on the new area. She suggested November 6, 2019 at 11:30 a.m. for the public hearing.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Resolution 2019-48 Setting a Public Hearing Regarding the District's Intent to Use the Uniform Method for Levying, Collecting and Enforcing Non Ad-Valorem Assessments for November 6, 2019 at 11:30 a.m., was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-49  
Declaring Special Assessments**

Ms. Burns presented Resolution 2019-49 and noted it declares special assessments. She noted the Engineer’s Report and Assessment Methodology were exhibits to that report. Ms. Wertz noted the new area was zoned for 244 units currently. The 244 additional units would add \$5,885,000 to the CDD. Mr. Wyk asked if those costs were reasonable for the construction that is going to be involved, Ms. Wertz answered yes. Mr. Wyk asked if there was any reason they could not construct it as outlined in the report, Ms. Wertz answered no.

Ms. Burns reviewed the methodology, which covers both the Master and Supplemental Report. The total amount of bonds issued was \$10,000,000 across both the annexed parcel and the existing district property. Mr. Wyk asked if once the annexed parcel came in, would the assessments be fairly and reasonably apportioned across the lots based on the assessment table provided. Ms. Burns noted that was correct. Mr. Wyk asked if the benefit received by those lots is equal to or greater than the burden placed on those by the assessments. Ms. Burns answered yes.

Mr. Van Wyk stated that Resolution 2019-49 makes certain determinations; the cost is fairly and reasonably apportioned, the assessments are fair and reasonable, the property benefits from the imposition of the special assessments.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Resolution 2019-49 Declaring Special Assessments, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-50  
Setting Public Hearing for Special  
Assessments**

Ms. Burns presented Resolution 2019-50 and suggested setting the public hearing for November 6, 2019 at 11:30 a.m. in their current location.

On MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, Resolution 2019-50 Setting Public Hearing for Special Assessments for November 6, 2019 at 11:30 a.m., was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-51  
Amending Resolution 2019-39  
Designating a Date for the Public Hearing  
on the Fiscal Year 2020 Budget Adoption**

Ms. Burns presented Resolution 2019-51 and noted the board had originally set the budget adoption for last week on September 4<sup>th</sup>. They canceled that meeting due to the storm. Ms. Burns stated they rescheduled the budget adoption for October 2<sup>nd</sup>, at 11:30 a.m. in their current location.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Resolution 2019-51 Amending Resolution 2019-39 Designating a Date for the Public Hearing on the Fiscal Year 2020 Budget Adoption for October 2, 2019 at 11:30 a.m., was approved.

**TENTH ORDER OF BUSINESS** **Consideration of Notice of Boundary Amendment**

Ms. Burns noted the Boundary Amendment was approved by the County the prior week. Mr. Wyk stated they were required to provide notice in the public records of the additional lands coming into the district. They will file that with the Department of Economic Opportunity as well.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Authorization to Record and Send the Notice of Boundary Amendment, was approved.

**ELEVENTH ORDER OF BUSINESS** **Ratification of Assignment of Personnel Leasing Agreement**

Ms. Burns noted at the last meeting they approved a Personnel Leasing Agreement with JMBI. After sending to JMBI for signature, JMBI stated they thought the contract should be with Ridgewood. This assigns the previous agreement from JMBI to Ridgewood, LLC.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Assignment of Personnel Leasing Agreement from JMBI to Ridgewood, was ratified.

**TWELTH ORDER OF BUSINESS** **Staff Reports**

**A. Attorney**

Mr. Van Wyk noted they were almost finished with all the documents for the petition for the second Boundary Amendment.

**B. Engineer**

Ms. Wertz had nothing further to report.

**C. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns noted the total amount for the General Fund from July 30<sup>th</sup> to August 26<sup>th</sup> was \$464.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Check Register totaling \$464, was approved.

**ii. Balance Sheet and Income Statement**

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

**iii. Ratification of Series 2019 Requisitions #6 - #18**

Ms. Burns presented the summary for the requisitions and noted the total was \$1,323,579.47. They were previously approved and funded.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Series 2019 Requisitions #6 - #18, were ratified.

**iv. Ratification of QGS Change Orders #2 - #7**

Ms. Burns noted these were previously approved and need to be ratified.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, QGS Change Orders #2 - #7, were ratified.

**THIRTEENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

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

September 11, 2019

Rhodine Road North CDD

**FIFTEENTH 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