

**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 2, 2020** at 11:30 a.m. via Zoom Teleconference, pursuant to Executive Order 20-69, issued by Governor DeSantis, as amended and supplemented.

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
Roy Van Wyk
Heather Wertz
April Payeur
Clayton Smith
Milton Andrade

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

FIRST ORDER OF BUSINESS

Roll Call

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

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 August 5, 2020
Board of Supervisors Meeting**

Ms. Burns asked for any comments, questions, or corrections on the August 5th, 2020 meeting minutes. The Board had no changes to the minutes.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Minutes of the August 5th, 2020 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Assignment of Amenity Center Contract

Ms. Burns asked Mr. Marone if the signed contract had been received. Mr. Marone stated that it was received yesterday. Ms. Burns asked District Counsel if the assignment could continue. Ms. Rigoni stated she would rather it be included in the agenda. Ms. Burns asked if Mr. Marone would forward it and she could share it on the screen. Ms. Rigoni reviewed the executed copy with signatures.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Assignment of Amenity Center Contract, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Landscaping Quote to Add Additional Areas to Existing Contract

Ms. Burns stated this was for additional areas to be added to the existing contract with Cardinal Landscaping. The proposal was in the package. It is an additional \$500 per month. That total amount is \$6,495. Ms. Burns noted it is to add the Cook Parcel in the West. Ms. Burns shared a map for the Board to review.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Landscaping Quote to Add Additional Areas to Existing Contract with Cardinal Landscaping, was approved as amended, with a change made to the service map to remove section that was part of the back of the lot.

SIXTH ORDER OF BUSINESS

Ratification of Common Area Conveyance Documents

Ms. Rigoni stated that the Board previously approved conveyance of the common areas in Ridgewood and Ridgewood West. These are the executed versions of the conveyance documents.

She noted they were looking to get ratification of the executed documents. She noted that Hillsborough County is taking a few extra days to get it recorded and returned, so the version included in the agenda is just an executed version not a recorded version.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Common Area Conveyance Documents, were ratified.

SEVENTH ORDER OF BUSINESS

**Consideration of Engagement Letter from
Grau & Associates to Provide Audit Services
for Fiscal Year 2020 – ADDED**

Ms. Burns stated that Ms. Rigoni had a few minor changes to the agreement. They are looking for approval as amended and the changes will be incorporated. The fee is \$4,400 for the 2020 audit and that is per their 3 year contract. Ms. Rigoni stated the changes she suggested were statutorily required languages.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, Engagement Letter from Grau & Associates to Provide Audit Services for Fiscal Year 2020, was approved as amended by Counsel.

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

Mr. Smith reviewed the field report and discussed ongoing services and regular visits to the site. Mr. Smith noted additional mowing had been completed; the back of the houses and the pond. He noted they will continue taking care of this going forward. Quotes were received to add on some of the new areas. He informed the Board that someone dumped debris and it has been cleaned up. The lake had a treatment of the torpedo grass and other shoreline grasses.

Ms. Schwenk asked if the area behind the houses is an easement or a strip of common area. Mr. Smith stated that he was not sure, but that they were asked to mow it because it is directly behind the lots. There is about a 6 foot section and then the pond bank. He assumes it is part of the pond bank.

Ms. Burns pulled up a map to share on the screen for Mr. Smith and the Board. Mr. Andrade asked about the western most perimeter of the property that is overgrown. Mr. Andrade wanted to know whose land it was. Mr. Smith stated that according to the map on the screen it looks like lot owners. Mr. Smith clarified that the land he was discussing was on the East side of the map.

Discussion ensued between the Board and Mr. Smith about ownership of the area being mowed. Ms. Wertz noted that the area that was mowed is owned by lot owners to the property line. There is a drainage easement over it for the well, but the lots owners should be maintaining it.

Mr. Smith noted that the area would be removed from the mowing schedule since it is not CDD property.

Mr. Andrade addressed Ms. Wertz and noted that there seems to be a common area tract in the Lennar piece that is not being maintained. He has concerns that it has never been maintained by them. Ms. Wertz stated that they need to be maintaining it and inside of the property line is going to be all lot owners except for the pump station tract which is Hillsborough County.

Mr. Andrade asked about contacting Lennar to get it mowed. Ms. Burns asked Mr. Smith if he had a contract for Lennar there. Mr. Smith stated that he doesn't there, but he could probably look into finding one. Mr. Smith also had the same questions about the north side and the fence.

District Manager's Report

i. Approval of Check Register

Ms. Burns stated this was included in the package. This is approval for the check register July 28th to August 24th and the total is \$23,882.84.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Check Register for \$23,882.84, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated financials are in the package for review but there is no action needed. Ms. Burns asked for any questions, the Board had none.

iii. Ratification of Summary of Series 2019 Funding Request #4

Ms. Burns asked for a motion to ratify the Series 2019 funding request #4.

On MOTION by Mr. Rhinehart, seconded by Mr. Cassidy, with all in favor, the Summary of Series 2019 Requisitions #4, was ratified.

iv. Ratification of Summary 2019 Requisitions #128 through #134

Ms. Burns noted these have already been approved by the Engineer and the Chair, they just need to be ratified by the board.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Summary of Series 2019 Requisitions #128 through #134, were ratified.

NINTH ORDER OF BUSINESS

Other Business

Mr. Rhinehart submitted his resignation from the supervisors to the Board. Ms. Burns asked for acceptance of his resignation.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, acceptance of resignation, was approved.

Ms. Burns announced the vacancy on the Board and asked for any nominations for the seat. Milton Andrade was nominated for Clayton Properties representation in the community.

On MOTION by Mr. Marone, seconded by Mr. Cassidy, with all in favor, Mr. Andrade's nomination to the Board of Supervisors, was approved.

Ms. Burned stated that Milton would not be able to be sworn in remotely. She noted an oath will be executed and notarized and returned. He will be sworn in prior to the next meeting.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

September 2, 2020

Rhodine Road North CDD

Ms. Rigoni asked Ms. Schwenk about the status of the Cole Parcel. Ms. Schwenk had no update and noted they would continue to hold. Mr. Marone asked Ms. Wertz if the bonds to plat could be released. Ms. Wertz stated that she would look into that.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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


Secretary / Assistant Secretary


Chairman / Vice Chairman