

**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 28, 2021** at 11:30 a.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Brian Walsh	Chairman
Milton Andrade <i>via Zoom</i>	Vice Chairman
Phillip Allende	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Roy Van Wyk <i>via Zoom</i>	District Counsel, HGS
Clayton Smith	GMS
Heather Wertz <i>via Zoom</i>	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order. Three Supervisors were present constituting a quorum. One additional supervisor also was present via Zoom.

**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 May 26  
2021 Board of Supervisors Meeting**

Ms. Burns asked for any comments, questions, or corrections on the May 26, 2021 meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Allende, seconded by Mr. Walsh, with all in favor, the Minutes of the May 26, 2021 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Assessment Items for Boundary Amendment  
(Cole Parcel)**

**A. Presentation of Second Amendment to the Engineer's Report**

Ms. Wertz stated that this report provides information related to the expanded CDD boundary which now includes the Cole parcel. She reviewed the measurements of the land for the Board. Ms. Wertz stated that it is their professional opinion that the public capital improvement costs for the District provided in the report are reasonable to complete the construction of the infrastructure. She also stated that the infrastructure will provide improvement and value to lands within the District at least equal to the cost of such improvements. Ms. Wertz also stated that the acquisition and construction costs of the capital improvements can be completed at the costs stated.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Second Amendment to the Engineer's Report, was approved.

**B. Presentation of Amended and Restated Master Assessment Methodology**

Ms. Burns stated that this methodology reflects changes to the future development plan. She also reviewed the methodology for the Board. Mr. Van Wyk asked Ms. Burns if it was in her professional opinion that the benefit received by the parcels was greater than or equal to the burden placed on the parcels by the assessment. Ms. Burns said yes. Mr. Van Wyk asked if it was Ms. Burns' professional opinion that the assessments in the report were fairly and reasonably apportioned across the product types. Ms. Burns said yes.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Amended and Restated Master Assessment Methodology, was approved.

**C. Consideration of Resolution 2021-09 Declaring Special Assessments on Boundary Amendment Parcel**

Ms. Burns stated that this resolution was needed in order to levy assessments on the new property that was added to the District. She offered to answer any questions. Hearing none,

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Resolution 2021-09 Declaring Special Assessments on Boundary Amendment Parcel, was approved.

**D. Consideration of Resolution 2021-10 Setting a Public Hearing on the Imposition of Special Assessments on the Boundary Amendment Parcel**

Ms. Burns stated that they need at least 30 days in order to send a mailed notice for the public hearing based on timing. She suggested September 9<sup>th</sup> at 10:00 a.m.

On MOTION by Mr. Allende, seconded by Mr. Walsh, with all in favor, Resolution 2021-10 Setting a Public Hearing on the Imposition of Special Assessments on the Boundary Amendment Parcel, was approved.

**E. Consideration of Resolution 2021-11 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcel**

Ms. Burns suggested setting this public hearing on September 9<sup>th</sup> at 10:00 a.m.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Resolution 2021-11 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcel, was approved.

**F. Consideration of Resolution 2021-12 Declaring Special Assessment and Setting a Public Hearing on the Imposition of Operations and Maintenance Assessments on Boundary Amendment Parcel**

Ms. Burns suggested setting this Public Hearing on September 9<sup>th</sup> at 10:00 a.m.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Resolution 2021-12 Declaring Special Assessment and Setting a Public Hearing on the Imposition of Operations and Maintenance Assessments on Boundary Amendment Parcel, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-13 Re-Designating the Registered Agent for the District**

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Ms. Burns stated that Mr. Van Wyk and Hopping Green & Sams were previously the registered agent, and this resolution would change the registered agent to Ms. Burns and her office. She elaborated that this meant that any correspondence with the state would get sent to her office.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Resolution 2021-13 Re-Designating the Registered Agent for the District, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Series 2019 Arbitrage Rebate Report**

Ms. Burns stated that the District is required to demonstrate that the District does not earn more interest than it pays. She pointed the Board toward page 4 of their package that showed the District does not earn more interest than it pays.

On MOTION by Mr. Allende, seconded by Mr. Walsh, with all in favor, the Series 2019 Arbitrage Rebate Report, was approved.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2020 Audit Report**

Ms. Burns stated that the report was included in the agenda package. She noted that there were no findings or instances of non-compliance, it was considered a clean audit, and the report had been submitted to the state. She asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Fiscal Year 2020 Audit Report, was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Joint Letter from Hopping Green & Sams and KE Law Group Regarding District Counsel Representation – ADDED**

Ms. Burns stated that this was the letter that allowed them to keep everything with Ms. Warren and Mr. Van Wyk as they moved to KE Law Group.

On MOTION by Mr. Walsh, seconded by Mr. Allende with all in favor, Joint Letter from Hopping Green & Sams and KE Law Group Regarding District Counsel Representation, was ratified.

**NINTH ORDER OF BUSINESS**

**Consideration of Fee Agreement with KE  
Law Group**

Ms. Burns stated that Ms. Warren was on the line to answer any questions. Ms. Burns provided that the fees are the same.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Fee Agreement with KE Law group, was approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk stated that he had drafted the validation complaint for the additional bonding capacity for the District. He said he expected to file that as soon as the hearing was complete. He stated that he needed copies of these resolutions and he needed documents from the state that were pending. He said he would attempt to schedule a hearing with the judge soon after September 9<sup>th</sup>. Mr. Van Wyk gave a time estimate of mid-September for the validation hearing and a 30-day waiting period for the appeals. He estimated it would be around October 15<sup>th</sup> for bond issuance. The Board did not have any questions.

**B. Engineer**

Ms. Wertz did not have anything further to report.

**C. Field Manager's Report** *(to be provided under separate cover)*

Mr. Smith reviewed his report for the Board. He estimated that the amenity opening would be at the end of August.

**D. 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 through July 20<sup>th</sup> and the total is \$84,058.08.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Check Register for \$84,058.08, was approved.

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**ii. Balance Sheet and Income Statement**

Ms. Burns stated financials are in the package for review but there is no action needed.

**ELEVENTH ORDER OF BUSINESS      Other Business**

There being none, the next item followed.

**TWELTH ORDER OF BUSINESS      Supervisors    Requests    and    Audience  
Comments**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS      Adjournment**

The meeting was adjourned.

On MOTION by Mr. Allende, seconded by Mr. Walsh, with all in favor, the meeting was adjourned.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman