

**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 9, 2021** at 10:00 a.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Brian Walsh	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, KE Law Group
Clayton Smith <i>via Zoom</i>	GMS
Heather Wertz <i>via Zoom</i>	Absolute Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. Three Supervisors were present 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 25,
2021 Board of Supervisors Meeting**

Ms. Burns asked for any comments, questions, or corrections on the August 25, 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 August 25, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearings

A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcel (Cole Parcel)

Ms. Burns stated that the public hearing was advertised in the paper as well as in a mailed notice that was sent to all property owners. She then asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Opening the Public Hearing, was approved.

i. Presentation of Second Amendment to the Engineer's Report

Ms. Burns stated that the Board had seen this report previously and that it is included in the agenda package. This amendment adds the Cole parcel that was just added to the District. It is zoned for 244 units and the construction permitting is ongoing for 193 residential units which will bring the expanded CDD to a total of 594 proposed units. The cost total presented in table one is approximately \$18,121,754. Ms. Burns walked the Board through a summary of the rest of the tables and exhibits. There being no other changes, Mr. Van Wyk asked for a motion of approval.

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

ii. Presentation of Seconded Amended and Restated Master Assessment Methodology

Ms. Burns noted that this provides for an updated assessment methodology that reflects the changes in the future development plan including the Cole Parcel lots. The Series 2019 assessments are not anticipated to be allocated to any of those parcels. The methodology can be found in the agenda package and Ms. Burns walked the Board through a summary of the tables for the Board. Mr. Van Wyk asked Ms. Burns if the benefit received by the parcels is equal to or greater to the burden placed upon the parcels by the imposition of special assessments and she confirmed that they were. He then asked if it is her opinion that the assessments are fairly and reasonably apportioned across the product types within the District as set forth in the report and she also confirmed that was correct. With no further questions Ms. Burns asked for a motion of approval.

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

iii. Consideration of Resolution 2021-17 Levying Special Assessments on Boundary Amendment Parcel

Ms. Burns stated that this will levy the assessment and impose the lien on that land. There being no questions, there was a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Resolution 2021-17 Levying Special Assessments on Boundary Amendment Parcel, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Closing the Public Hearing, was approved.

iv. Consideration of Amended and Restated Notice of Special Assessments

Ms. Burns noted that this will be updated to include the lien that was just placed on the Cole Parcel and asked for a motion to authorize counsel to record.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Amended and Restated Notice of Special Assessments and Authorizing Counsel to Record, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments on Boundary Amendment Parcel (Cole Parcel)

Ms. Burns stated that the public hearing was advertised in the paper as well as in a mailed notice that was sent to all property owners. She then asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2021-18 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that the budget has already been adopted and they levied assessments on the areas that were in the existing District, but they did not have enough time to send the mailed notice after the Cole Parcel had been added. This imposes the assessments based on the budget that the Board has already adopted for an unplatted ERU rate on the Cole Parcel.

On MOTION by Mr. Allende, seconded by Mr. Walsh, with all in favor, Resolution 2021-18 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Allende seconded by Mr. Walsh, with all in favor, Closing the Public Hearing, was approved.

C. Public Hearing on the District's Use of the Uniform Method of Levying, Collection & Enforcement of Non-Ad Valorem Assessments and Certifying an Assessment Roll

Ms. Burns stated that the public hearing was advertised in the paper as well as in a mailed notice that was sent to all property owners. She then asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2021-19 Expressing the District's Intent to Utilize the Uniform Method of Collection on Boundary Amendment Parcel

Ms. Burns noted that this resolution expresses the District's intent to utilize the uniform method of collecting on the boundary amendment parcels included in the agenda package. This adds the Cole Parcels so once the District is ready to collect the assessments on roll, they will be able to do so.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Resolution 2021-19 Expressing the District's Intent to Utilize the Uniform Method of Collection of Boundary Amendment Parcel, was approved.

On MOTION by Mr. Allende, seconded by Mr. Walsh, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Memorandum Regarding Wastewater Services and Stormwater Management Needs Analysis

Mr. Van Wyk stated that they sent out a memorandum for the District manager and the District engineer. There is a storm water report that is going to be due in June of 2022 and Ms. Wertz will be asked to perform the inspections and calculate the estimated costs and handle all the things that are outlined in the memorandum allowing District counsel to file the report timely.

B. Engineer

There being none present, the next item followed.

C. Field Manager's Report

Mr. Smith reviewed his report for the Board. There were some minor issues that he has dealt with and is in process of dealing with but overall, the amenity center as well as the pool are looking very good. There have been some palm and plant replacements and he is hoping to be open by the end of the month or the first week of October.

D. District Manager's Report

Ms. Burns discussed that the next regular meeting of the District was scheduled for Wednesday, September 22, 2021, but that this meeting was being held as a special meeting to hold some public hearings. Ms. Burns asked the Board if anyone had anything that would require them to also hold a meeting on September 22, 2021, and the Board replied that they did not. With that, it was decided that the September 22, 2021 meeting would be cancelled and the next regular meeting would be held in October, which would be the start of the new Fiscal Year 2022 meeting calendar.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

September 9, 2021

Rhodine Road North CDD

EIGHTH 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