

**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 Thursday, **December 9, 2021** at 1:40p.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Brian Walsh	Chairman
Milton Andrade	Vice Chairman
Phillip Allende	Assistant Secretary

Also present were:

Jill Burns	District Manager/GMS
Roy Van Wyk	District Counsel, KE Law Group
Meredith Hammock	District Counsel, KE Law Group
Clayton Smith <i>via Zoom</i>	GMS
Ashton Bligh <i>via phone</i>	Greenberg Traurig

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

Organizational Matters

A. Administration of Oaths to Elected Board Members (Phillip Allende, Milton Andrade, and Jeff Shenefield)

Ms. Burns noted these Supervisors were elected at the last landowners' election meeting. She performed the Oath of Office for Phillip Allende and Milton Andrade. Jeff Shenefield will be sworn in when he arrives.

B. Consideration of Resolution 2022-03 Canvassing and Certifying the Results of the Landowners' Election

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Ms. Burns stated the results were Jeff Shenefield and Milton Andrade were elected to four-year terms, and Phillip Allende was elected to a two-year term.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2022-03 Canvassing and Certifying the Results of the Landowners' Election with Mr. Shenefield and Mr. Andrade elected to four-year terms and Mr. Allende elected to a two-year term, was approved.

C. Consideration of Resolution 2022-04 Electing Officers

Ms. Burns stated this resolution will elect officers. She asked to have herself appointed as Secretary, and Mr. Flint and as Secretary. The Board decided to remain with Mr. Walsh as Chairperson and Mr. Andrade as Vice-Chairperson, Mr. Allende and Jeff Shenefield and Garrett Parkinson as Assistant Secretary.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, Resolution 2022-04 Electing Officers with Mr. Walsh as Chairperson, Mr. Andrade as Vice-Chairperson, Ms. Burns as Secretary and Mr. Allende, Mr. Shenefield, Mr. Parkinson, and Mr. Flint as Assistant Secretaries, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 14, 2021 Board of Supervisors Meeting and November 2, 2021 Landowners' Meeting

Ms. Burns asked for any comments, questions, or corrections on the October 14, 2021 Board of Supervisors meeting, and the November 2, 2021 Landowners' meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Andrade, seconded by Mr. Allende, with all in favor, the Minutes of the October 14, 2021 Board of Supervisors Meeting and the November 2, 2021 Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Supplemental Assessment Methodology for Cole Parcel

Ms. Burns stated this is included in the package and allocates debt to property based on the special benefit that each receives from the capital improvement program. She reviewed the tables

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that reflect 97 40-foot lots and 96 50-foot lots for a total of 193 lots. The 40-foot lots have an ERU of .8 and the single-family 50-foot lots have an ERU of 1. The cost estimates associated from the Engineer's Report total \$8,335,000 for that phase. The bond sizing is based on \$4.7 million. The par debt per unit for single family 40-foot lots is \$21,659 and for the 50 foot lots it is \$27,074. The single family 40 has a net annual debt assessment of \$1,200 annually and the single family 50 foot is \$1,500 annually. The preliminary assessment roll has 1 property owner. Mr. Van Wyk reviewed the following legal questions:

1. Is it your professional opinion that these assessments imposed are equally to or greater than special assessments amounts? Ms. Burns replied, yes, it is.
2. Is there that these special assessments are fairly and reasonable apportioned across the product types of the District? Ms. Burns replied, yes, they are.
3. Is the Supplemental Assessment Methodology Report consistent with the Master Assessment Methodology Report? Ms. Burns replied, it is.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Supplemental Assessment Methodology for Cole Parcel, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-02 Delegation Resolution

Ms. Bligh reviewed the Supplemental Resolution that was contemplated when the Board adopted the original resolution which has since been amended. She noted the District may issue up to \$21,000,000 in bonds. This resolution contains documents as exhibits to sell 1 series of bonds not to exceed amount of \$5.8 million. She noted all specifics of the resolution. The series 2022 bonds are subject to optional redemption determined at pricing of bonds. The interest rate on the bonds shall not exceed a rate that is established by the Board of statutes. The aggregate principal amount of the series 2022 bonds shall not exceed the \$5.8 million.

On MOTION by Mr. Andrade, seconded by Mr. Allende, with all in favor, the Resolution 2022-02 Delegation Resolution, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Series 2021 Bonds Developer Agreements:

A. True-Up Agreement

- B. Collateral Assignment Agreement**
- C. Completion Agreement**
- D. Acquisition Agreement**
- E. Declaration of Consent**
- F. Notice of Lien of Special Assessments for Series 2021 Bonds**

Ms. Burns provided a brief overview of the Series 2021 Bond developer agreements. One motion was made to approve in substantial form subject to Developer's Counsel Review. All agreements are with the Clayton properties group.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Series 2021 Bonds Developer Agreements, was approved in Substantial Form Subject to Developer's Counsel Review.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated that he did not have anything specific to report. He noted they were ready for bond issuance and ready to close in early January.

B. Engineer

The District Engineer was not present at the meeting and there were no updates.

C. Field Manager's Report

Mr. Smith reviewed his report for the Board. He reviewed the items including the palm installation, problems with midges at the amenity center, and fish stocking to help midge issue. He added he would get quotes for stocking ponds with the fish. He added there is no lighting at the entry monuments and asked Board about if they wanted it added.

D. District Manager's Report

i. Check Register

Ms. Burns stated that this was included in the agenda package. This is dated from November 4th through December 1st. The total amount was \$15,022.77.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Check Register for \$15,022.77, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that this was included in the agenda package. There was no action necessary from the Board but Ms. Burns offered to answer any questions.

iii. Ratification of Fiscal Year 2022 Series 2019 Funding Requests #1 to #4

Ms. Burns stated that these were already approved and received and just needed to be ratified by the Board.

iv. Ratification of Series 2019 Requisitions #139 and #141

Ms. Burns stated that these were already approved and received and just needed to be ratified by the Board.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Fiscal Year 2022 Series 2019 Funding Request #1 to #4, and Series 2019 Requisitions #139 and #141, were ratified.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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


Secretary / Assistant Secretary


Chairman / Vice Chairman