

**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 8, 2022** at 1:32 p.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

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| Brian Walsh | Chairman |
| Phillip Allende | Assistant Secretary |
| Jeff Shenefield | Assistant Secretary |
| Garret Parkinson | Assistant Secretary |

Also present were:

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| Jill Burns | District Manager, GMS |
| Lauren Gentry <i>by Zoom</i> | District Counsel, KE Law Group |
| Grace Kobitter <i>by Zoom</i> | District Counsel, KE Law Group |
| Clayton Smith | Field Manager, GMS |
| Mick Sheppard | Field Manager, GMS |

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public joining via Zoom at this time, but there were members of the public present in the meeting. She turned it over for anyone who had public comments.

A resident noted that she had questions and concerns about an ant problem in their neighborhood and she thought the lawn people were supposed to be addressing it. Ms. Burns responded that it was not included in the scope of their contract to treat for ants, but they could look into getting treatments for them. Mr. Smith stated that they would only want to pick select areas such as around the amenity area because ant management was very expensive. The resident noted that was the location that they were referring to and around the pool. She also noted another

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concern, which was the mailboxes. She stated that the surface was not smooth, so there were constantly puddles of water. She asked about getting something to shelter the mailbox. She noted another concern, which was people turning into the grass when they were at the mailboxes and the grass was completely dead. She asked about putting poles up. She noted another item of concern, the dog waste. Mr. Smith noted that as far as the trash cans go, they had to pay somebody to empty it right next to the mailboxes and they get stuffed with the unwanted mail. He addressed the concern of the standing water on the concrete pad stating that they were going to pave the concrete and cut some slits in the concrete pad that will allow the water to run off. He also addressed the people turning around in the grass stating that this was an interesting situation because people park there to get mail and the only other option was to go all the way down around the roundabout and come back, which has a lot of construction traffic in-between. The member of the public also noted concern of speeding traffic and asked about adding speed bumps. Mr. Smith noted that they could install two yellow bollards there, but that was within the county responsibility.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the July 14, 2022,
Board of Supervisors Meeting**

Ms. Burns asked for any comments, questions, or corrections on the July 14th, 2022 Board of Supervisors meeting minutes. The Board had no changes to the minutes.

On MOTION by Mr. Allende, seconded by Mr. Shenefield, with all in favor, the Minutes of the July 14, 2022 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Proposal from Danielle
Fence for Takedown and Relocation of
Fencing**

Ms. Burns stated that this proposal was for fencing around the playground that as running into the lift station tract and was on the agenda and had been sent to the Board previously. She noted that there was a request from the developer of the first phase to relocate that fencing so that it was not in the tract. Ms. Burns asked Mr. Allende if he spoke to Chuck. Mr. Allende noted that he didn't recall speaking with Chuck. He stated that he had spoken with Greg and Greg was going to have Chuck contact him, but he had not heard back from Chuck. Mr. Walsh noted that they didn't install it improperly, so they shouldn't have to pay to fix it. This item was not approved.

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FIFTH ORDER OF BUSINESS

Consideration of Engagement Letter for Fiscal Year 2022 Audit Services from Grau & Associates

Ms. Burns stated that the Board previously awarded the contract, and this was a renewal. She noted that this was for \$6,600 NTE for Fiscal Year 2022. She explained that it did increase from the original because they had a second series of bonds, so there were two series of bonds on this one.

On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Engagement Letter for Fiscal Year 2022 Audit Services from Grau & Associates, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Arbitrage Rebate Reports for Series 2019 Project

Ms. Burns stated that the District was required under internal revenue code to demonstrate that it did not earn more interest than it paid. She noted that this report was included and required as part of the Trust Indenture. She referred to page 4 of the report stating that it showed a negative arbitrage rebate amount, and they were not earning more interest than they paid. She noted that this was a required report, and they were looking for the Board to accept it.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Arbitrage Rebate Reports for Series 2019 Project, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing further.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

Mr. Smith reviewed the field management report starting with the completed items. He noted that one of the big items was the fencing that Hurricane Ian knocked out, and their crew

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went back and put it back up. He explained that a lot of the water levels rose higher than they normally were, and the pool had a lot of debris in it. He stated that the pool vendor cleaned it up a few days later. He noted that they were able to repair all the fencing without having to order new parts. He also noted some leaning trees over fencing that they had to remove. He stated that for the most part the site did well. They secured all the trees that were leaning. He explained that before the storm came, they stacked and secured all the furniture throughout the amenity, picked up all the debris, and made sure that the amenity was ready for the storm. He noted that they completely removed the barbed wire. He further explained that they had fencing all along the northern perimeter area and some other areas along the main pond that had a bunch of barbed wire on it still that was causing it to get overgrown because the landscaper couldn't mow and clean up back there. He also noted that in some areas the barbed wire was laying on the ground, so they went and cleaned it all up and the landscaper cleaned up the areas where the barbed wire was.

Mr. Smith reviewed the aquatics maintenance, which was satisfactory. He explained that much of the algae from the last few months had subsided and there were just a few areas where the vendor was still managing blooms. He discussed the mailboxes stating that they may benefit from solar lighting because the nearest light was across the street. He noted that the trash can that was recommended was a thermoplastic trashcan and was \$550. He added that they would want it to be 40 gallons or bigger. He offered to bring back the proposal if the Board was interested in that. The Board agreed to the offer. He noted some additional items from the report stating it was general clean up. He stated that since it was the off season, they were going to the amenity and cleaning some stuff up. He discussed the pond erosion noting that the wind coming across the pond had caused some erosion and it was exacerbated by the storms. He explained that the erosion was not to the point of major concern, but plantings could be added in the pond to prevent this from worsening and some minor repairs may be needed. He suggested to get quotes for plantings from their Aquatic vendor, which would include a year monitoring period. He also suggested to add some cypress trees. He noted that he would bring back some proposals. He reviewed over the last item on the report, which was the playground modifications. He stated that the front right corner was within the lift station tract, so their modification plan was to move the swing set a little. A member of the public noted concern over the heavy smell of the lift station at the pool. She stated that she spoke with some of the county workers, and they said that they were the only developer that didn't have a non-stinker. She asked if there was a way that they could investigate it because

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that was a big complaint. Mr. Smith stated that he could discuss the issue with the county. The member of the public also brought up concern of an area that was not landscaped as well as the pool pump in between the playground and the house. She noted that it was loud and an eyesore. She asked if Ridgewood South was coming across the street. Ms. Burns responded yes. The member of the public noted concern over the number of residents that the amenity would be accommodating.

i. Consideration of Addendum to Pool Maintenance Contract with Suncoast Pools for Price Increase – ADDED

Mr. Smith stated that the pool vendor that they had was Suncoast pool service and that they used them on quite a few sites in the Hillsborough area. He explained that they did a great job and was not as expensive as other vendors. He further explained that Suncoast was doing an increase for the first time in a very long time, which would take effect on January 1, 2023. He noted that the community was growing, and it was an appropriate time to do an increase. He stated that it was an 18% increase meaning that the price would go from \$850 to \$1,020. Ms. Burns noted that they had \$10,380 in the budget and this would increase that to \$12,240. She also noted that they had \$6,500 in the contingency.

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| On MOTION by Mr. Walsh, seconded by Mr. Allende, with all in favor, the Addendum to Pool Maintenance Contract with Suncoast Pools for Price Increase, was approved. |
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ii. Discussion Regarding Resident Request for Dog Waste Stations – ADDED

Mr. Smith reviewed the dog station item noting that some residents had requested dog stations and that there was currently none on the property and would be beneficial in some locations. He explained that there would be additional cost to the District as far as having the janitorial company emptying them once a week. He stated that the \$40 to \$60 per month range was per dog station and depended on how many they had and was estimating it to be between one and five. He suggested to either do both, the garbage can and the dog station, or do neither. He felt that it was worth it to do both, a full dog station with a bag and trashcan and the trash can at the mailboxes.

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Mr. Smith stated that he would get with the janitorial company after they install it and would start with weekly emptying and would go from there. He added that he would need to get the wildlife signage and could fit it in to the \$800. He noted to amend his motion to include the wildlife signage. Ms. Burns noted that she was comfortable with that direction.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Installation of Dog Station and Trash Can and Wildlife Signage Not to Exceed \$1,500, was approved.

D. District Manager’s Report

i. Check Register

Ms. Burns presented the check register to the Board. She noted that she would be happy to answer any questions.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that financial statements were included in the packet for review. There was no action necessary from the Board. She noted that they were through October 31st and it was the first month of the fiscal year.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

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Jill Burns

Secretary / Assistant Secretary

Brian Walsh

Chairman / Vice Chairman