

**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, **April 11, 2024** at 1:30 p.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Brian Walsh	Chairman
Jeff Shenefield	Assistant Secretary
Garret Parkinson	Assistant Secretary
Kareyann Ellison	Appointed as Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Monica Virgen <i>via Zoom</i>	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Richard McGrath	GMS
Joel Blanco	GMS
Clayton Smith <i>via Zoom</i>	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 there were no members of the public present and no members of public joining via Zoom.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members (Seat #5 – Kareyann Ellison)**

Ms. Burns administered the oath of office to Kareyann Ellison prior to the meeting.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the November 9, 2023, Board of Supervisors Meeting**

April 11, 2024

Rhodine Road North CDD

Ms. Burns presented the minutes from the November 9, 2023 Landowners and Board of Supervisors meetings. She asked for any questions, comments, or corrections from the Board. Hearing none.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Minutes of the November 9, 2023 Landowners and Board of Supervisors Meetings, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 11, 2024), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and Imposition of Operations and Maintenance Assessments**

Ms. Burns stated the suggested date for the public hearing included in the resolution is July 11<sup>th</sup> at 1:30 p.m. at this location which would be the regular July meeting. There are two versions of this budget – Option A and Option B. They both include feedback from residents. The three items are security, shade structure at playground and entry plantings along fence line.

Ms. Burns stated that Option A included security and one item. Option B included all three items. Option A increase amount is \$262.78 per lot per year for security and either the shade structure or the entry plantings. The total assessment would be \$1,04.47. Option B increase is \$338.58 per lot per year for all three items. The total assessment would be \$1,180.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget July 11, 2024 at 1:30 Declaring Special Assessments, and Setting a Public Hearings on the Adoption of the Fiscal Year 2024/2025 Budget and Imposition of Operations and Maintenance Assessments, Option A, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04 Extending Terms of Office**

Ms. Burns stated after the last Landowner’s Election, they are extending to the even years and will hit the threshold of turnover to residents in an odd year. This resolution extends those terms to line up with the even year in 2026.

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On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Resolution 2024-04 Extending Terms of Office, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal for Security Services from Securitas**

Ms. Burns stated this is included in case the Board wanted to move forward with it. It is not in the budget for the current year. She suggested to hold onto this and if the Board wants to move forward through the budget process, they can line it for the next fiscal year. She stated this could go back on the agenda for July when discussing the budget.

**EIGHTH ORDER OF BUSINESS**

**Appointment of Audit Committee**

Ms. Burns stated the audit is up for renewal. This is for the 2024 audit and will be lined up with the budget meetings. She asked for a motion to appoint the Board as the Audit Committee.

On MOTION by Mr. Shenefield, seconded by Mr. Walsh, with all in favor, the Appointment of the Board as Audit Committee, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock had nothing to report.

**B. Engineer**

District Engineer is not on the line today.

**C. Field Manager’s Report**

Mr. Blanco presented the field manager’s report to the Board including amenity playground repairs, amenity pool equipment replacement, fence post removal, landscaping reviews, replacement of monument lights, and pressure washing. He noted a resident at Downy Birch behind the large pond requested putting Foxtail Palms on the CDD easement. He reviewed that area and the riding mowers would have a problem getting through. Ms. Burns suggested to not allow it as it will probably be an access issue once the palms grow and get bigger.

**D. District Manager’s Report**

**i. Approval of Check Register**

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Rhodine Road North CDD

Ms. Burns presented the check register from November 1<sup>st</sup> through March 31<sup>st</sup> totaling \$877,907.91. A lot of this is the transfer for debt assessments to the trust fund.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Check Register totaling \$877,907.91, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated that financial statements are included in the packet for review. There is no action necessary from the Board.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns asked for a motion to adjourn the meeting.

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

*Jill Burns*

Secretary / Assistant Secretary

DocuSigned by:  
*Milton Andrade*  
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Chairman / Vice Chairman