

**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, **July 11, 2024** at 1:35 p.m. at the Holiday Inn Express & Suites, 2102 N. Park Rd., Plant City, Florida.

Present and constituting a quorum:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Garret Parkinson	Assistant Secretary
Kareyann Ellison	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Lauren Gentry	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS
Rich McGrath	GMS Staff

**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 comments will be taken on items on the agenda not related to the budget first. Please keep comments to three minutes.

Resident – expressed concerns about adding pet waste stations.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the May 9, 2024  
Board of Supervisors Meetings**

Ms. Burns presented the minutes from the May 9, 2024 Board of Supervisors meetings. She asked for any questions, comments, or corrections from the Board. Hearing no changes, there was a motion of approval.

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On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Minutes of the May 9, 2024 Board of Supervisors Meetings, were approved.

**FOURTH ORDER OF BUSINESS**

**Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award**

Ms. Burns noted the Audit Committee meeting took place just prior to the Board of Supervisors meeting and Grau & Associates was ranked one. If the Board wants to accept the rankings of the Audit Committee and authorize staff to send notice of intent to award to Grau and authorize counsel to review the form of agreement.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Rankings of the Audit Committee and Authorizing Staff to Send Notice of Intent to Award to Grau & Associates and authorize Counsel to Review the Form of Agreement, was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget**

Ms. Burns stated this public hearing has been advertised in the paper and a mailed notice sent to all property owners within the District. She asked for a motion to open the public hearing.

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

Ms. Burns stated the Board approved a preliminary budget done at a prior meeting and that sets the cap for the most amount the assessment could be for that year based on the mailed notice sent. It is sent to the city or county 60 days prior to the public hearing date which is today. Some line items were increased including landscape maintenance, landscape replacement, water and sewer and general repair and maintenance. The last assessment increase was in 2021. A few items were added at the request of residents, adding security to the pool, shade structure over the playground, and increase in capital reserve transfer.

- Resident (Ross) – number of resident requests to get items on the agenda? Not wanting any of these items approved that would affect yearly increase.
- Resident (Seth Maury – 12346 Terrace Bluff) – How budget impacts CDD fees, North has amenities, South pays more with less. How are landscape projects going to improve

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community? Add mature trees instead of shade structure. Cost analysis regular to solar lights at entrance & cost of replacing them. Measures to prevent theft? Security guard duties/responsibilities/authority? Cost of hiring security, increase CDD fee? Installing entrance gate/cut out solicitation. Maintenance cost of shade structure. Cost analysis lease/purchase pool furniture?

- Resident (Rachel Moffet) commented on infestation of water midges.
- Resident (Melanie Clark) commented on midge infestation, mosquitos, trash in lakes/maintenance, cracked sidewalks, people jumping fence in pool area suggested barbed wire or raising height, floats/water wings, umbrella for shade, common areas not managed properly, between Downey Birch & Stone Pine is a jungle, pool security.
- Resident (Megan Smith) supported previous comments. Landscaping maintenance needs reviewed. Trash in lake 2 weeks. Opposes pool security.
- Resident (Ron Morgan) – Seconded Ross and Megan’s concerns about the pool security and playground.
- Resident (Edwin – 111919 Stone Pine St.) – Opposed to gates at entrance, waste of money. Against security guard. Supports shade structure for kids. Garbage in retention ponds x2 weeks. Things are going up but getting less service.

Ms. Burns noted roads are owned by the county so the community cannot be gated. Shade structure at playground is commercial grade made to cover whole playground and withstand storms/hurricane wind increasing cost. A Board member noted due to negative feedback on security, don’t think it will be necessary but would spend money on shade structure. Quote based on security vendor used in other communities with remote guarding and live dual program staffed under 40 hours/week, \$31,000/year. Install cameras remotely monitored/motion detected/voice call down. Live guard 16 hours/week to enforce pool rules. Insurance will not allow barbed wire. Water wings/life jackets allowed per the rules. Large rafts/floats not allowed due to safety. Landscape vendor onsite every two weeks to treat ponds, can only use a certain amount of chemicals by law. Contact Joel for review if excessive trash is seen in pond. Spraying for mosquitos is a county service, request service at their Hillsborough Co. website. Best preventative measure for midges is stocking ponds with fish. Cost depends on size of pond. Meet with Joel regarding stocking pond with fish after meeting. The amenity center is for everyone within Rhodine Road. Landscape improvements - replaced some plants, added trees, if sod needs replaced bring that concern to Joel. Sidewalks are owned by the county.

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Lease/purchase of playground and pool furniture – financed over 5 years. Solar lights were stolen once and replaced. No electric at monuments. Solicitation is an HOA issue.

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

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

**i. Consideration of Resolution 2024-05 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds**

Ms. Burns stated this is included in the agenda package for review. Of the \$262 proposed increase, about \$130 of those items are increases to line items because of either additional property to maintain or the price of that service has gone up. The shade structure at \$45,000 is about \$75 per household per year. Security service is about \$55 annually per household increase. Ms. Burns suggested leaving security at \$5,000. Maintenance long term for shade structure would be pressure washing and insurance would cover if any tornado/hurricane damage.

- Resident 12346 Terrace Bluff – has an 18-month-old, agrees with shade structure.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-05 Adopting the Districts Fiscal Year 2024/2025 Budget and Appropriating Funds, Eliminate all but \$5,000 on Security as Amended, was approved.

**B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

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

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

Ms. Burns stated this imposes the assessment for collection on the tax bill.

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

**i. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Burns stated this is included in the package for review.

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On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-07  
Designation of a Regular Monthly Meeting  
Date, Time, and Location for Fiscal Year  
2024/2025**

Ms. Burns stated the schedule will be the same 1:30 p.m. at this location on the second Thursday of the month.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2024-07 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Adoption of Goals and  
Objectives for the District**

Ms. Burns noted this a new requirement under Florida Statute that all CDD’s adopt annual goals and objectives. It needs to be completed by October 1<sup>st</sup> of each year. Staff reviewed and put together some goals and objectives.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Adoption of Goals and Objectives for the District, was approved.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2023 Audit Report**

Ms. Burns stated the District is required to get an annual audit. This report was due to the state by June 30<sup>th</sup> and has been submitted to them. There were no matters of noncompliance. The District doesn’t meet any conditions for a financial emergency. It is a clean audit.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2023 Audit Report, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Discussion Regarding Phase 2 Conveyance Documents**

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Ms. Gentry noted the Phase 1 common areas are progressing and will likely be complete and ready for turnover sometime in the next few months. The request from the Board is to authorize her to prepare the conveyance documents subject to sign off from staff that everything is complete.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Authorizing Counsel to Prepare Phase 2 Conveyance Documents, were approved.

**B. Engineer**

The District Engineer is not on the line today. The CDD does have an engineer as well who usually only attends if there are engineering related issues on the agenda.

**C. Field Manager’s Report**

Mr. Blanco presented the field manager’s report.

**i. Consideration of Proposal to Replace Sabal Palm Tree**

Mr. Blanco presented a proposal from Cardinal to replace the Sabal Palm for \$2,260.88. A Board member noted Highland will take care of the tree.

**ii. Consideration of Proposal for Pet Waste Stations**

Mr. Blanco presented a proposal from Pet Waste Eliminator to install a pet waste station on Cypress Branch Street.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Proposal for Pet Waste Station, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented the check register included in the agenda package for review.

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

**ii. Balance Sheet and Income Statement**

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Ms. Burns stated the financial statements through May are included in the package 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**

Resident asked what the CDD payoff costs? Ms. Burns asked the resident to email her his address to get that figure. A Board member noted if you want to pay off your CDD, there is a principal balance that you can write a check to pay off and it will not be on your taxes anymore, the O&M will be but not that debt portion. Ms. Gentry noted the debt payment runs with the property so you are only responsible for paying the yearly installments while you own the property. If you are planning on selling your house in five years, you would only pay for five years and whoever buys it would take it on for the next 20 years or something like that.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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

*Jill Burns*

Secretary / Assistant Secretary

Signed by:  


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Chairman / Vice Chairman