

**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, January 9, 2025**, at 1:37 p.m. at Fairfield Inn & Suites, Lakeland Plant City, 4307 Sterling Commerce Drive, Plant City, Florida.

Present and constituting a quorum:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Garret Parkinson	Assistant Secretary
Kareyann Ellison	Assistant Secretary
David S. Adams	Appointed as Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Monica Virgen	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Lauren Gentry <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Joel Blanco	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 there were no members of the public present and no members of the public on Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Jeffrey Shenefield

Ms. Burns presented the resignation from Mr. Jeffrey Shenefield. She asked for a motion to accept that resignation.

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On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, Accepting the Resignation of Jeffrey Shenefield, was approved.

B. Appointment to Fill Vacant Board Seat #3

Ms. Burns asked if there were any nominations to fill Seat #3. Ms. Ellison nominated David Adams to fill the vacant seat.

On MOTION by Ms. Ellison, seconded by Mr. Walsh, with all in favor, Appointing David Adams to Fill Vacant Board Seat #3, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns administered the oath to Mr. Adams. She stated that Mr. Adams had been on other CDD Boards and the Sunshine Law could be skipped.

D. Consideration of Resolution 2025-01 Appointing an Assistant Secretary

Ms. Burns stated this would appoint Mr. Adams as assistant secretary. She asked for a motion to approve.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, Resolution 2025-01 Appointing David Adams as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the July 11, 2024
Audit Committee Meeting and Board of
Supervisors Meeting**

Ms. Burns presented the minutes from the July 11, 2024, Board of Supervisors meetings. She asked for any questions, comments, or corrections from the Board. Hearing no changes from the Board, there was a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the July 11, 2024, Audit Committee Meeting and Board of Supervisors Meeting, were approved.

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FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-02
Directing Chairman and District Staff to File
a Petition Amending District Boundaries**

Ms. Burns stated that the developer wanted a Boundary Amendment to include parcels adjacent to the District. Ms. Hancock stated that the resolution and the funding agreement referenced a different institute than in previous funding boundary amendments. She noted that it would be updated to reflect Clayton Properties Group. Ms. Hancock added that they understood the property had been deeded to the CDD. She confirmed they received a deed. Ms. Hancock stated they would send out the documents that needed to be signed. She noted that this petition would be filed with Hillsborough County to extend and expand the District's boundaries by approximately 10 acres.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-02 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved as amended.

SIXTH ORDER OF BUSINESS**Consideration of Boundary Amendment
Funding Agreement**

Ms. Burns stated they were looking for a motion to approve. It would be with Clayton Properties Group, which will fund all the costs associated with the Boundary amendment.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Boundary Amendment Funding Agreement, was approved as amended.

SEVENTH ORDER OF BUSINESS**Ratification of Audit Services Engagement
Letter for Fiscal Year 2024 through Fiscal
Year 2028 Audits with Grau & Associates**

Ms. Burns stated that the Board awarded the audit at the last meeting. The agreement had already been approved and needs to be ratified by the Board.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2024 through Fiscal Year 2028 with Grau & Associates, was ratified.

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EIGHTH ORDER OF BUSINESS**Presentation of Arbitrage Rebate Report for Series 2019 bonds**

Ms. Burns stated that page #4 of the report shows a negative arbitrage amount listed under the Internal Revenue Code; the District needs to demonstrate that we do not earn more interest on the bonds than we can pay. It is an independent report. Ms. Burns asked for a motion to approve the report.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Arbitrage Rebate Report for Series 2019 Bonds, was approved.

NINTH ORDER OF BUSINESS**Ratification of Agreement for Pet Waste Station Maintenance Services**

Ms. Burns stated they had a contract in place with a vendor to service the waste. She added they had sold that company to another entity, and when they did, they stopped servicing. The waste stations started backing up, and there were a lot of problems negotiating a new agreement with the entity. Ms. Burns noted that they had another vendor in the area they used, and they terminated the existing deal and got the other company to come in and start servicing the waste station

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Agreement for Pet Waste Station Maintenance Services, was ratified.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2025-03 Authorizing the Establishment of an SBA Account**

Ms. Burns stated that they had started budgeting for capital reserves. She added that they would have excess funds that they wanted to move to an SBA account, allowing the District to earn interest on the money they were using. Ms. Burns noted that they usually kept at least $\frac{1}{4}$ of the operating expenses in the fund. They used the rest to the SBA and transferred what was needed.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-03 Authorizing the Establishment of an SBA Account, was approved.

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ELEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hancock stated they would send the necessary documents associated with the boundary amendment petition that needs to be signed.

B. Engineer

Ms. Burns stated that the District Engineer is not on the line today.

C. Field Manager's Report

Mr. Blanco presented the field manager's report. Mr. Blanco said they did a pre- and post-hurricane review before and after Hurricane Milton. He noted that they staked many of the trees falling on the front entrance of Ridgewood South. He added they had cut back several fallen trees on Ridgewood N, most of them were on landscape easements. Therefore, it didn't affect a lot of homeowners. Mr. Blanco noted that a solar light went missing from the mailbox in Ridgewood N, which was replaced, and our maintenance staff was redoing the perimeter fencing on the model home on Ridgewood S. Then, the Rhodine Rd. fencing on Ridgewood N was pending installation by a vendor. It should take place in February. Mr. Blanco stated they did an overall review of the landscaping and ponds of the landscaping throughout the District, which remained in satisfactory condition. Mr. Blanco noted that a Sabal Palm was found dying, and there was a proposal to replace it. The previously approved Bismark Palm was installed and is thriving. The ponds remain in excellent condition. Mr. Blanco added that the vendor sprayed the grass and had applied algae treatments in several ponds when spotted.

**i. Consideration of Proposal for Sabal Palm Removal & Replacement
(Ridgewood South Frontage Area)**

Mr. Blanco presented the proposal for removing the dead Sabal Palm and installing the new Sabal Palm. The proposals are for \$1,380. There was a detailed discussion about when the palm died and the amount the proposal is to remove and replace it. Mr. Blanco stated that the price was within the landscape improvement budget.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Proposal for Sabal Palm Removal & Replacement (Ridgewood South Frontage Area) was approved.

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ii. Consideration of Proposal for Installation of Additional Landscape Lighting (Ridgewood South Front Area & Ridgewood North Amenity Area) *(to be provided under separate cover)*

Mr. Blanco stated there was a lack of landscape lighting around the District. They were going to add solar power lighting or an alternative light method. The mailbox area in Ridgewood S. needed more lighting as well. There is a proposal to add solar-powered lights in Ridgewood N. Proposal #389. Mr. Blanco stated that after the Field Manager's report was submitted, the solar lights at the monument were stolen again. He said they would propose putting them on a 13-foot decorated pole that would go three feet in the ground so it would be 10 feet high with solar light fixtures that have the panel integrated into the fixture. Mr. Blanco said they feel the likelihood of it being stolen again would be better if it were high. The proposal was for \$7,158.00 for six poles. It was determined that this proposal should be tabled until more research can be done. They will look into different methods, get photos, and then bring the proposal to the next meeting.

iii. Consideration of Proposal for Installation of Mailbox Lighting (Ridgewood South) *(to be provided under separate cover)*

Mr. Blanco stated that the residents' feedback was that it was too dark once it turned 6:00 p.m. They proposed installing more lighting where the mailboxes are located.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Proposal for Installation of Mailbox Lighting (Ridgewood South), 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

Ms. Burns stated that the financial statements are included in the package for review. She noted that no action was necessary on those; they were for informational purposes.

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TWELFTH ORDER OF BUSINESS**Other Business**

Ms. Burns stated that she had spoken to the new HOA President. They were interested in having a message board by the mailboxes. She added that typically if they do that, it is just a simple license agreement. Ms. Burns asked if the Board was okay with authorizing the Chair to work with the staff to facilitate that request.

Ms. Burns noted that they had collected most of our assessments on the tax bill at the last budget meeting and were close to being fully collected through December. She added that they had had a discussion regarding shade structure versus plantings and that \$45,000 was included.

Ms. Burns said that the direction of the Board was to lean towards the shade. She asked if they wanted to bring back the proposals to the next meeting so they could go ahead and order the shade structure. She noted they would add other quotes and options from different vendors to be presented at the next meeting.

THIRTEENTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

There were no audience comments.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

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

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



Secretary / Assistant Secretary

DocuSigned by:



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Chairman / Vice Chairman