

**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 10, 2025**, at 1:30 p.m. at Fairfield Inn & Suites, Lakeland Plant City, 4307 Sterling Commerce Drive, Plant City, Florida.

Present and constituting a quorum:

Milton Andrade
Brian Walsh
Garret Parkinson
Kareyann Ellison *by Zoom*
Brent Elliott

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Jill Burns
Katie O'Rourke
Joel Blanco
Lauren Gentry
Patrick Collins

District Manager, GMS
District Manager, GMS
Field Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:30. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted there were no members of the public present and no members of the public joining by Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of David S. Adams (Seat #3)

Ms. Burns presented a letter of resignation from David Smith and asked for a motion to accept the resignation.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Acceptance of Resignation of David S. Smith (Seat #3), was approved.

April 10, 2025

Rhodine Road North CDD

B. Appointment to Fill Vacant Board Seat #3

Ms. Burns noted this leaves a vacancy in seat #3 and asked for a nomination to fill that vacancy. Mr. Walsh nomination Brent Elliott to fill seat #3.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Appointment of Brent Elliott to Fill Seat #3, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns administered the oath of office to Brent Elliott.

D. Consideration of Resolution 2025-04 Appointing an Assistant Secretary

Ms. Burns stated Resolution 2025-04 appoints Brent Elliott as an Assistant Secretary.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-04 Appointing Brent Elliott as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the March 13, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the March 13, 2025 Board of Supervisors meeting. She asked for any questions, comments, or corrections.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the March 13, 2025 Board of Supervisors Meeting, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05 Approving
the Proposed Fiscal Year 2025/2026 Budget
(Suggested Date: July 10, 2025) and Setting the
Public Hearing on the Adoption of Fiscal Year
2025/2026 Budget**

Ms. Burns presented Resolution 2025-05. The suggested date for the public hearing is July 10th at 1:30 p.m. at this location. She noted they are not proposing an increase to the current platted lots. The budget contemplates that assessment amount remaining the same. The special projects line item was left in the budget. There is a small reserve transfer. She pointed out the single family boundary amendment, it is pending and not sure when that will be in the District but this budget contemplates

April 10, 2025

Rhodine Road North CDD

those lands paying an admin only weight. Once the boundary amendment is approved, they will do the process to levy the O&M assessment the same time they levy the master debt assessment on those when it's in the property. That is just a portion of the admin for those lots once they are in. It's expected that to be prior to the start of the fiscal year but maybe not prior to adopting that budget. She noted they will direct collect it.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-05 Approving the Proposed Fiscal Year 2025/2026 Budget and Setting the Public Hearing on Adoption of Fiscal Year 2025/2026 Budget on July 10, 2025 at 1:30 p.m., was approved.

SIXTH ORDER OF BUSINESS

Discussion Regarding Proposal from Insurance Provider Regarding Flood Zone

Ms. Burns received an email from the insurance provider noting the District amenity facility is within a flood zone. The coverage would be \$1,200 per year. The amenity facility is a restroom building and a pool. It does not cover the pool equipment on the outside of the pool deck. If the District declines coverage, the Chair will need to sign a form declining coverage.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Declining Coverage Proposal from the Insurance Provider, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry provided updates on the recent legislative session impacting CDDs, the boundary petition amendment, and ethics training requirements.

B. Engineer

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

C. Field Manager's Report

Mr. Blanco presented the Field Manager's Report on page 43 of the agenda package. He noted during Milton a tree fell over and it was flush cut but the stump is rising so he got a proposal to remove the stump and replace it with a live oak.

April 10, 2025

Rhodine Road North CDD

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Proposal to Remove a Stump and Replace with a Live Oak, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns asked for approval of the check register that is included in the agenda package for review. She noted if there are any questions, she would be happy to answer.

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

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Megan Smith (Ridgewood) noted she appreciates the attention the landscape at the entrance is starting to get. She encouraged staff to check vendors.

TENTH ORDER OF BUSINESS

Adjournment

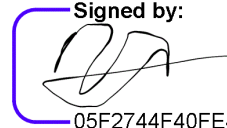
Ms. Burns asked for a motion to adjourn the meeting.

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

Jill Burns

Secretary / Assistant Secretary

Signed by:



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Chairman / Vice Chairman