

**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, May 8, 2025**, at 1:31 p.m. at Fairfield Inn & Suites, Lakeland Plant City, 4307 Sterling Commerce Drive, Plant City, Florida.

Present and constituting a quorum:

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

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Joel Blanco
Lauren Gentry *by Zoom*
Patrick Collins *by Zoom*

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. Four Supervisors were present in person constituting a quorum. Mr. Andrade participated by zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period. She noted there are no members of the public present at the meeting.

Resident Jule commented on lack of lawn maintenance we receive from our lawn company. She noted she had sent emails to staff noting the company did show up, mowing around things, not trimming the fence line, and stated the situation is terrible. She would like to know the plan of action to resolve the issue.

Ms. Burns noted they take all comments before responding.

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THIRD ORDER OF BUSINESS**Approval of the Minutes of the April 10, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes for the April 10, 2025, Board of Supervisors meeting and asked for any questions, comments, or corrections from the Board. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Minutes of the April 10, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Proposals for Security
Services (NOT A CLOSED SESSION)**

Ms. Burns stated this for proposal for security services. She added this is not a closed session. She commented on when a closed session would be needed. Ms. Burns provided some history of the public on this issue. She noted the board had allocated funds for this last year and attendances did not want this taken into consideration, and it was removed from the budget. She noted over the past several months they have had numerous requests for security services at the amenity center. She made comments on the budget had funds for this issue.

She reviewed the 2 proposals. She noted the Securitas would be overnight monitoring with cameras installed and has capability for online monitoring and would keep trespassers out, people jumping the fence, and clearing people out when the facility closes. She commented there have been a lot of reports of resident's not leaving the facility and being in there until 9:00 or 10:00 at night. This will alert if the area is not cleared the police will be called. The other component to this is 16 hours per week of guard services and the total annual amount is \$32,134. She noted this cannot have a stand-alone a must be purchased as the entire package,

Ms. Burns recommended the other option with Current Demands and Nation. She explained Current Demands is the portion that does the overnight monitoring and is a one-time install cost of the cameras for \$3950 and \$120/month for the overnight monitoring for a total of \$1440. It was noted that Nations provides 16 hours/week of guard services, which is seasonal from Memorial Day to Labor Day. She added this would give flexibility to add more as needed. The cost for the 15 weekends is for \$6708. The combined cost for Current Demands and Nations this year would be \$12,098 and going forward without the one-time install cost would be an annual

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cost of \$8148. She stated there was about \$16,000 left from the shade structure that was below budget, and this would be an option that be within the budget.

Board member asked for clarification on the 16 hours is it Saturday and Sunday. Ms. Burns noted the hours are not disclosed and peak hours are staffed. Another question was asked how quickly it can be installed and begin services. Ms. Burns stated usually Nations can get it staffed within 3-4 weeks of us reaching out. She hoped this could be by Memorial Day, and usually 3-6 weeks for camera installation. Discussion ensued on the exact annual cost, overnight monitoring cost, and payments.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Proposals from Current Demands and Nation Security, was approved.

Ms. Burns noted they will reach out to the vendors to begin the process.

FIFTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Audit Report

Ms. Burns stated this is for approval of the fiscal year 2024 audit report. She stated the report reflects there are no incidents of noncompliance, no findings and it was a clean audit. She added it has been submitted to the state by the June 30th deadline

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Fiscal Year 2024 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins reported there was nothing further to report.

B. Engineer

Ms. Burns stated the district engineer is not present today.

C. Field Manager's Report

Mr. Blanco presented the Field Manager's Report to include landscaping inspections are completed. He commented on the audience comment regarding mowing and stated he was aware

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of the issue. He explained it was a drainage hole, and the area is very dry, and they do not recommend mowing as frequently. He added they have requested the fence line to be trimmed, and he will continue to monitor that area.

He continued review of the report noting the inspection of the landscaping, they are experiencing drought, and a tree stump is schedule for removal with new tree installed. He reviewed the proposal for landscape enhancements.

He added they conducted an amenity center review and had conducted pressure washing of amenity deck, pool furniture, covered Lania area, walkaway into the amenity, several pavers were found loose and this has been addressed. Other topics on the amenity chairs were found with tears in the material; they will bring back quotes to the board. Ms. Burns asked the board to approve that at this meeting and there were contingency funds to handle the issue.

Mr. Blanco stated ponds have been found in satisfactory condition and have been treated. One Pond had high algae blooms and low water levels. He noted the resident that had the bench installed on the dock has removed the bench and they will proceed with the removal of the dock.

i. Consideration of Proposal from Landscape Vendor to Enhance All Three (3) Entrances in Ridgewood North (*to be provided under separate cover*)

Mr. Blanco presented the proposal from Landscape vendor to enhance all 3 entrances in Ridgewood North. He described the plants to be installed and replace the mulch, and other plantings to make the community uniform. This was within budget.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Proposal from Landscape Vendor to Enhance all 3 Entrances in Ridgewood North, 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. It was for \$43,026.21

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

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ii. Balance Sheet and Income Statement

Ms. Burns stated the financial statements are included in the package for review. No action is necessary.

iii. Presentation of Number of Registered Voters – 622

Ms. Burns stated the current number of registered voters is a 622. She added there will be 2 seats to transition over to landowners as of November 2026.

SEVENTH ORDER OF BUSINESS

Other Business

Ms. Burns stated there was no further business

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns asked for any Supervisors request and audience comments.

Zoom participate (Naiomi) asked for clarification on the cameras in the pool area and the seasonal guards. Ms. Burns noted the guards are seasonal and the new cameras are motion cameras that work after hours in addition to the already installed cameras. She asked for the costs. Ms. Burns noted the cost annual fee for monitoring was \$1,440 and the seasonal guard cost was \$6,708 for seasonal 16 hours. She commented on the guard assurance of their work.

NINTH ORDER OF BUSINESS

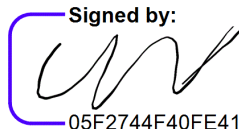
Adjournment

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

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

Jill Burns

Secretary / Assistant Secretary

Signed by:

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Chairman / Vice Chairman