

**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 10, 2025**, at 1:32 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
Brent Elliott	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Joel Blanco	Field Manager, GMS
Clayton Smith	Field Manager, GMS
Lauren Gentry <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Patrick Collins	District Counsel, Kilinski Van Wyk

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. Five Supervisors were present in person, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated there were a couple members of the public present.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the May 8, 2025,
Board of Supervisors Meeting**

Ms. Burns presented the minutes for the May 8, 2025, Board of Supervisors meeting and asked for any questions, comments, or corrections from the Board. The Board had no changes to the minutes.

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On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Minutes of the May 8, 2025, Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS**Public Hearing****A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget**

Ms. Burns stated that the public hearing had been advertised. She asked for a motion to open the public hearing.

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

i. Consideration of Resolution 2025-06 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Burns provided a detailed overview of the budget. She stated that the budget for Fiscal Year 2026, which started October 1, 2025, and would run through September 30, 2026. She added that she would provide a brief review, then open the floor for any public comments. She stated that the budget was attached to the resolution as Exhibit A. She noted that they were not proposing an increase for the platted lots for the current year. She said that the assessment amount in the budget was proposed to stay the same. She added that they had a couple of line items that had increased, such as landscape maintenance, which went up around \$5,000. She said that the janitorial services were increased just for the increased scope. She stated that security services had increased in accordance with the contract awarded at the last meeting. She noted that she would propose changing the pool maintenance line item, currently listed at \$17,986, to \$21,600, based on the proposal for the new vendor. This would then offset the increased amount by lowering the capital reserve. The Board lowered the capital reserve so they could cover the added expenses without raising the O&M assessment. They mentioned that it would probably need to be reinstated next year, but for now, the O&M remained the same unless the Board made changes. Then they opened it up for public comment.

Ms. Burns stated that they had asked for public comments on the budget through Zoom, but no one raised their hand. Ms. Burns added that Mr. Brian Walsh was noted as having joined the meeting. She stated that the Board had reviewed Resolution 2025-06, which adopted the

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FY2026 budget and allocated funds. A motion was made to approve it with an amendment to raise the pool maintenance line to \$21,600 and reduce the capital reserve by the same amount.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-06 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved as amended.

ii. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that the Board had reviewed Resolution 2025-07, which imposed special assessments and certified the assessment roll. She added that it had confirmed the assessments for collection on the Hillsborough County tax bill, with the roll included in the package. The O&M amount was based on the budget that had just been approved.

On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, Resolution 2025-07, Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-08
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2025/2026**

Ms. Burns stated that the Board had considered Resolution 2025-08 to set the regular monthly meeting schedule for FY 2026. She noted that the schedule remained the same. However, since the current space would no longer be available after renovations and the prior location was still closed due to Hurricane Milton damage, they agreed to delegate authority to the Chair to work with staff to find a new meeting location. The motion approved the dates and times, with the Chair handling the location for FY 2026, as well as the already-noticed August and September meetings.

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On MOTION by Mr. Andrade, seconded by Mr. Elliott, with all in favor, Resolution 2025-08 Designation of a Regular Monthly Meeting, Date, Time, and Location for Fiscal Year 2025-2026 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-09 Adopting Amended Amenity Rules

Ms. Burns stated that Resolution 2025-09 was adopted to update the amenity rules. She noted that the only change was to the lakes and ponds policy, where the Board clarified that boats, paddle boards, canoes, and motorized vehicles were not allowed in the stormwater ponds. This had already been implied in the rules, but residents had raised questions, so the Board clarified it more explicitly. All other rules stayed the same.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Resolution 2025-09 Adopting Amended Amenity Rules, was approved.

SEVENTH ORDER OF BUSINESS

Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Burns stated that the Board had reviewed the statutory requirement to adopt annual goals and objectives. She noted that for Fiscal Year 2026, they had kept the same goals as the current year. She said that members could make changes if they wanted needed them approved.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Adoption of Fiscal Year 2026 Goals & Objectives was approved.

B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Ms. Burns stated that they had reviewed the 2025 goals and objectives and said the District was on track to meet them all by the end of September. She added that the Board had agreed to let the chair confirm that the goals were met at year-end and sign the form to submit to the state.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Accepting the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute was approved.

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

Mr. Collins stated that a battery amendment petition had been submitted to the county, and they were waiting for feedback. He also reminded the Board to confirm that Form 1 had been filed and to complete the next required bias training.

B. Engineer

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

C. Field Manager's Report

Mr. Blanco reported that landscaping reviews had been completed throughout the District. Entrance enhancements, stump removal, and tree replacement on Stone Pine Street were finished, with the tree re-strapped after high winds. Irrigation adjustments helped the enhancements thrive, and mulch was added along Downing Birch, Stone Pine, and all Ridgewood North beds. Amenity landscaping beds were also refreshed with brown mulch, ceiling fans were replaced, and 28 pool chairs were sent out for repair; the owner's chairs were returned before July 4th. The vendor expected the remaining chairs to be ready the following week.

i. Consideration of Proposal for Pool Maintenance Services *(to be provided under separate cover)*

Mr. Blanco stated that the Board was informed that the previous pool vendor had closed before July 4th, and West Coast Pools had since taken over, servicing the pool four times per week, including weekends, at \$1,800 a month. He noted that this was a slight increase from the prior three-day service but provided better coverage. The playground shade structure was completed and permitted, and two Endeavor tiles and surrounding pavers were scheduled for replacement. The ponds had been cleaned of trash, the algae bloom behind Downing Birch had begun to diminish with rainfall, and residents had reported outsiders fishing in the large pond, prompting a request for signage.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Proposal for Pool Maintenance Services, was approved.

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Mr. Blanco also added that they had confirmed the photos showed the current state. He noted that some sod was missing along the edge and stated that the landscaping vendor was already scheduled to replace it. The Board acknowledged it and moved on to other field report questions.

D. District Manager's Report

i. Approval of Check Register

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

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 the financial statements for May are included in the package for review. No action is necessary.

NINTH ORDER OF BUSINESS

Other Business

Ms. Burns stated there was no further business

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Burns stated that they would do the final audience comments. She asked if anyone on the Zoom line could use the raised-hand feature to be called on.

Resident (Megan Smith) thanked the Board for the landscaping and shade structure, saying both looked much better. She asked why chairs were being sourced from an Orlando vendor instead of using a local supplier and suggested that the Tampa office might keep a closer eye on vendor performance. Ms. Smith also inquired about fishing in the ponds, provided the condition was catch and release.

A resident asked about fishing signs. The Board agreed to allow fishing, but with restrictions. They wanted the signs to say that fishing was for CDD residents or patrons only, to ensure that outsiders weren't coming in. They also planned to add "catch and release only," a general safety warning about being careful near the water, and "do not feed the alligators." Ms. Burns suggested including a QR code that linked to the full amenity rules.

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ELEVENTH 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:

Milton Andrade

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Chairman / Vice Chairman