

**MINTUES 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, December 11, 2025**, at 1:32 p.m. at the Hampton Inn Plant City, 2702 Thonotosassa Rd, Plant City, Florida.

Present and constituting a quorum:

Milton Andrade	Chairman
Brian Walsh	Vice Chairman
Garret Parkinson <i>joined late by Zoom</i>	Assistant Secretary
Kareyann Ellison	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period related to agenda items only. There were no comments.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the October 15, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes for the October 15, 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 Mr. Andrade, with all in favor, the Minutes of October 15, 2025, Board of Supervisors Meeting, were approved.

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Rhodine Road North CDD

Ms. Burns stated this resolution will update the District’s Rules of Procedure which are in the agenda package for Board review. There were no questions, and Ms. Burns asked for a motion to approve the resolution.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2026-05 Adopting Amended and Restated Rules of Procedure for the District, was approved.

**Mr. Parkinson joined the meeting via Zoom at this time.*

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.

FIFTH ORDER OF BUSINESS

Ratification of Agreement for Holiday Lighting Services

Ms. Burns stated the agreement for holiday lighting was approved by the Chair outside of the meeting totaling \$4,800. Which is under the \$5,000 limit previously discussed. She offered to answer any questions.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Agreement for Holiday Lighting Services, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins reminded the Board to complete their ethics training by the end of the calendar year. He had no other updates for the Board.

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 which was included in the agenda package.

i. Consideration of Proposal for Pool Motor

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Mr. Blanco presented a proposal for a new pool motor. The current pool vendor notified staff that the current motor is operating at 70% and declining. They are recommending replacing the motor during the winter season. The proposal totals \$2,700.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Proposal for Pool Motor totaling \$2,700, was approved.

ii. Consideration of Proposal to Trim Trees Bordering Resident Side of Large Pond in Ridgewood North

Mr. Blanco reviewed the proposal for trimming wax myrtles along the pond and Board discussion followed. Board direction was to table this item for the time being and have staff work with the vendor on pricing and appropriate time of year for trimming wax myrtles.

iii. Consideration of Proposal to Add Landscaping Enhancements & Mulch to Ridgewood South Perimeter (Entry & Exit)

Mr. Blanco presented a proposal for landscaping enhancements and mulch to the Ridgewood South perimeter. The Board questioned the timing of the project and asked to table this item until the next calendar year.

iv. Consideration for Proposal to Add Servicing One Additional Pet Waste Station to Current Service Agreement.

Mr. Blanco presented a proposal for the installation of a fifth pet waste station that will add an additional \$40 a month to their current waste removal agreement. There were no Board questions and there was a motion of approval.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Proposal to Add Servicing One Pet Waste Station to Current Service Agreement, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns stated the check register is 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.

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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.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Burns opened the audience comment period.

Resident (Ronald Morgan) asked about the tree trimming and stated that the residents cannot see the pond. He added that the big pond on the Highland Homes side does not get maintenance except for mowing.

Resident (Megan Lanning) asked about the increase in crime, why was it decided not to add security lighting at the playground. Ms. Burns stated that no lighting was added because the operating hours of the playground are from dawn until dusk

NINTH 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.

Jill Burns

Secretary / Assistant Secretary

Signed by:

Milton Andrade

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Chairman / Vice Chairman