

**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, March 12, 2026** at 1:34 p.m. at the Hampton Inn Plant City, 2702 Thonotosassa Rd, Plant City, Florida.

Present and constituting a quorum:

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

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Patrick Collins
Joel Blanco

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:34 p.m. Four 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 December 11,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes for the December 11, 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. Walsh, seconded by Ms. Ellison, with all in favor, the Minutes of December 11, 2025, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Reports from AMTEC

A. Series 2019 Project Bonds

B. Series 2022 Project Bonds

Ms. Burns stated under Internal Revenue Code the District must demonstrate that they do not earn more interest than they are paying on the bonds. On page 4 in the agenda package, there is a negative amount listed, so that confirms they are not. It’s an independent report, she asked for a motion to accept both the Series 2019 and Series 2022 reports.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Accepting the Series 2019 Project Bonds and Series 2022 Project Bonds Arbitrage Rebate Reports from AMTEC, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Bill of Sale for Playground & Pool Equipment

Ms. Burns stated the District had previously entered into a lease agreement that they were paying for the playground and pool furniture over five years and the last payment was made. They have the Bill of Sale to officially acquire that property.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Bill of Sale for Playground & Pool Equipment, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins stated there are a couple of common area tracts in Ridgewood South still titled with Clayton Properties Group. He asked the Board to consider a deed to convey the remaining common area tracts to the District. He asked if the South border of that area needed to stay with Clayton Properties. There was a discussion about a cell tower area. Tower appears to be within tract B (a drainage tract) but also shows a separate parcel ID in property appraiser records. It was noted that the tower predates the development and there had been an agreement historically.

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Mr. Andrade asked Mr. Parkinson to send an email to Luke. He noted that Luke follows up with the cell tower if they want it or not each year that this comes up. Mr. Collins stated they are not receiving compensation. Ms. Burns asked for a motion to approve the deed in substantial form so they can convey the tracks that are not subject to that cell tower.

On MOTION by Mr. Andrade, seconded by Ms. Ellison, with all in favor, the Deed in Substantial Form, was approved.

B. Engineer

Ms. Burns stated there is not an engineer present today.

C. Field Manager's Report

Mr. Blanco reported on preparations for spring break and summer, including pressure washing playground equipment, gates, pool furniture, and decks; replacing hand soap dispensers; completing playground maintenance; and finishing pool motor repairs. Only a shower valve replacement remains, expected before spring break. Deferred items such as trimming wax myrtles and enhancements in Ridgewood are recommended to be budgeted for next fiscal year due to plant losses from a cold snap. Pricing for replacement plantings is being gathered and will be discussed at the April meeting. Recent maintenance also addressed erosion in a Yami Birch pond, with a French drain installation and riprap added.

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. Walsh, seconded by Ms. Ellison, with all in favor, the Check Register was approved.

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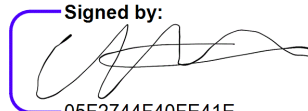
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On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the meeting was adjourned.

Jill Burns

Secretary / Assistant Secretary

Signed by:



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Chairman / Vice Chairman