

**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, April 9, 2026** at 1:33 p.m. at the Hampton Inn Plant City, 2702 Thonotosassa Rd, Plant City, Florida.

Present and constituting a quorum:

Brian Walsh	Vice Chairman
Brent Elliott	Assistant Secretary
Garret Parkinson	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
Matt Fisher	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:33 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 being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 12, 2026 Board of Supervisors Meeting

Ms. Burns presented the minutes for the March 12, 2026, 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 Mr. Parkinson, with all in favor, the Minutes of March 12, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-06 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting a Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Suggested Date: July 9, 2026)

Ms. Burns provided an overview of Resolution 2026-06, which approves the proposed Fiscal Year 2027 budget and sets a public hearing for its adoption and the levying of O&M assessments. She noted that an updated resolution is being considered and clarified that an assessment hearing will be held. There is no proposed assessment increase for existing platted lots, except for 42 lots affected by a prior boundary amendment, which will transition from an administrative-only rate to the full platted rate. This is the only proposed increase in the budget.

Ms. Burns noted that a preliminary budget must be approved by June 15th, with the budget then being sent to the county at least 60 days before the scheduled public hearing. The cap amount will be set, but line items can still be adjusted before the public hearing. Ms. Burns reviewed the budget, noting a few added line items and adjustments. The administrative portion remains largely unchanged, except for the inclusion of a reserve study to help plan for long-term reserves due to the near completion of Ridgewood South Phase 2 construction. Field expenses saw a minor increase of \$1,000 based on actuals, and some adjustments were made for maintenance in Ridgewood South Phase 2. The largest change is in the amenity portion, including a significant proposed increase in security services from \$15,000 to \$32,500, driven by resident complaints and the need for more seasonal coverage. Amenity electric costs were lowered, the special projects line item was retained, and reserve contributions were increased. The budget benefits from the 42 lots transitioning to platted status, which provided some additional capacity. Overall, there are no proposed increases to assessments except for the 42 newly platted lots, and changes can still be made before the final budget is adopted.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2026-06 Approving the Proposed Fiscal Year

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2026/2027 Budget and Setting a Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget on July 9, 2026, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-07 General Election Resolution and Announcement of Qualifying Period

Ms. Burns reviewed Resolution 2026-07 which pertains to the general election and the qualifying period. She explained that the District has now met the requirements, being established for over six years and having at least 250 registered voters so, at the next landowner election, two Board seats (currently held by Brent and Kareyann) will transition to the general election process for residents. The qualifying period for these seats is from noon on Monday, June 8th to noon on Friday, June 12th. Interested residents should contact the Hillsborough County Supervisor of Elections to get the necessary information to qualify.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2026-07 General Election Resolution and Announcement of Qualifying Period, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Temporary Access, Operation, and Maintenance Easement for Ridgewood South Common Area

Ms. Burns stated that the next item was the ratification of the temporary access operation and maintenance easement for Ridgewood South Phase 2 and its common areas. She noted that the agreement had already been executed and stated that a motion was needed to ratify it.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Temporary Access, Operation, and Maintenance Easement for Ridgewood South Common Area, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing to report.

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B. Engineer

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

C. Field Manager's Report

i. Consideration of Proposal to Extend Fence on Downy Birch Drive

Mr. Blanco reviewed the field manager's report by referencing the action items list on page 48. Several maintenance tasks were completed since the last Board meeting, including work around the amenity area, entrance signs, car repairs, fence repairs, and miscellaneous amenity repairs. He presented a proposal to install three boulders on a common area strip along Downy Birch, which has been used for parking and has become worn down. Hard copies of the proposal for these boulders were provided. According to the property appraiser's image, the strip is noticeably degraded due to frequent parking. The total cost for installing the three boulders is \$1,950.

Ms. Burns noted they do not own the roadways there, so they don't have a street parking and towing policy in place for this community. She explained that residents have reported ongoing issues with cars parking in a certain area, which is part of the right-of-way roadway tract. She noted that, similar to a previous situation near the amenity area where trees were added to address parking concerns, a similar solution is being proposed for this area. Additionally, she mentioned that there are contingency funds available that could be used for this purpose.

A Board member asked about trees instead of boulders. Mr. Blanco stated that although there is irrigation in the area, the landscaping vendor warned that adding trees and new drip lines would negatively impact on the existing irrigation system's water pressure. As a result, the decision was made to use boulders instead of planting trees in that location. He explained that although they initially considered planting oak trees, which typically cost between \$500 and \$900 each, they decided against it due to concerns about the existing irrigation system's water pressure. The landscaping vendor warned that adding trees and new drip lines could negatively impact the system. He expressed a preference for consistency with oak trees, but ultimately chose to use boulders instead, citing the advantages of lower maintenance and avoiding complications with the irrigation. The goal was to have an effective, low-maintenance solution for the area where people do not typically park. A Board member stated their concern is people are still going to park in between the boulders. Mr. Blanco stated that the boulders are being placed within two feet of each other to prevent vehicles from being parked in the area. They noted that, except for possibly a

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motorcycle, it would be very difficult for any vehicle to park between the boulders. He clarified that this arrangement was communicated when seeking the proposal for the project.

A Board member observed that the three circles currently present cover an area equivalent to one and a half to two lots. They estimated that each lot is at least 40 feet wide, so the total span covered by the circles is about 80 feet. He noted that he thinks three boulders are going to take up around six feet.

A Board member asked if they had tried to talk to the homeowner. Ms. Burns noted that they didn't know who the vehicles belonged to. Mr. Blanco mentioned that, although they could guess who might be parking in the area, no one is likely to admit it. Additionally, he suggested considering crape myrtles and expressed willingness to request them. A Board member mentioned there were crates with water bags at the bottom and suggested trying this approach to see if it would work. Ms. Burns noted that once they're established, they don't need irrigation. Mr. Blanco stated he could bring a proposal at the next meeting.

ii. Consideration of Proposal to Replace Entrance Plantings Affected by Cold Snap

Mr. Blanco discussed a proposal to install additional fencing along Downy Bridge Drive, referencing specific supporting pages in the meeting documents. He explained that there is a gap at the roundabout between their community, a neighboring community, and a conservation area. This gap has led to complaints from residents about kids biking and walking into their District from the neighboring community. To address this, he measured the area and determined that two panels of fencing would be sufficient to close the gap, extending from the end of a post shown in the documents to the start of the conservation area. The estimated cost for this additional fencing is \$1,288, intended to help deter trespassing between the communities.

Ms. Burns clarified that the existing fence belongs to a resident from the neighboring community. She suggested that the new fencing panels should be installed along the lot line to extend the existing fence, addressing the gap and helping to deter trespassing.

There was a discussion among Board members about the cost and potential alternatives for fencing and landscaping to deter trespassing between communities. The Board proposed using plants such as Bougainvillea or agave as natural barriers instead of installing additional fencing, referencing past success with agave in similar situations. The Board considered delegating authority to the Chair to approve the cost of plants outside a formal meeting. Agave is noted as a

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low-maintenance, drought-tolerant option that requires minimal irrigation, especially during the rainy season. Ms. Burns asked for a motion to approve a proposal to replace plantings affected by a cold snap, with a total estimated cost of \$7,732 for all locations, which is confirmed to be within the landscaping budget.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Proposal to Replace Entrance Plantings Affected by Cold Snap, 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. Walsh, seconded by Mr. Elliott, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

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

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns opened the audience comment period.

Resident (Keri Blocher) raised concerns to the Board about ongoing issues in her neighborhood, specifically mentioning that her home, along with others, is affected by children who trespass and litter in their yards. She questioned the effectiveness of proposed solutions, such as planting instead of extending a fence, arguing that the children are likely to destroy the plants based on their past behavior. She asked what the Board’s plan would be for addressing further damage and how quickly remediation would take place if the problem continued.

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Ms. Burns noted they will take all the comments up front and then anything the Board wants to address after that will go through that.

Resident (Keri Blocher) raised several concerns to the Board. She noted ongoing issues with a specific home on Downy Birch, which continues to park in an affected area and ignores HOA communications. She also pointed out that the grass around the pond, mentioned in a previous report, is already dead and questioned whether it would be replaced. Additionally, they expressed frustration about the community pool, citing frequent disruptive outbursts and violence concerns. She mentioned that renters and their guests from outside the community are using the pool, which diminishes the value for paying homeowners. The issue of "drafting" at the pool was also highlighted. They recalled a week when a security guard was present, which resulted in no incidents, the only week in four years. She asked if it would be possible to provide daylight security coverage every weekend, regardless of season, since most problems occur during weekends and breaks.

Ms. Burns discussed the condition of the grass, specifying that it's unirrigated bahia, which often appears dead when first laid down. She explained that this is typical and, with consistent rainfall, the grass generally recovers and turns green. If the grass does not improve, they plan to address the issue with the vendor but will wait before making any decisions. She noted that this appearance is common for unirrigated bahia in that area and deferred any questions about plant failure to the Board.

A Board member explained that plans, such as planting thorny vegetation, may be more effective than installing a fence. They noted that fences in the small area in question are expensive and easily dismantled, making them a less viable option. Instead, he suggested using plants that would discourage tampering or vandalism by inflicting discomfort or pain, which might deter people from interfering with the area. He argued that traditional fences are not effective because they are easily dismantled and cause no harm or inconvenience to those removing them.

Ms. Burns discussed challenges with maintaining security around District fences, particularly noting that panels are frequently kicked down by kids, especially in areas near schools. Shortcuts often become persistent trouble spots, requiring ongoing attention. Regarding pool security, she mentioned that the budget for the current year did not include extensive security due to resident opposition, but limited security measures were implemented and met with some resistance. The Board anticipated issues due to the reduced security, and currently, \$15,000 is

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allocated for a scope that covers supervision during the warmer months when kids are out of school. For more comprehensive daily coverage during summer, the cost would be about \$25,000. She suggested considering reallocation within the budget if additional coverage is desired. She noted it's basically an 8-hour shift, so someone would be there daily but not during all the open pool hours. She explained that the cost for the proposed scope with the current vendor is \$24,318. She noted that the current budget includes \$13,000 to \$15,000, with about \$1,200 allocated for overnight monitoring, leaving approximately \$13,000 for staffing. Therefore, if the switch is made now, an additional \$10,000 to \$11,000 would likely be needed to cover the difference. A Board member noted if it was all year round, it would double that.

Ms. Burns discussed the financial impact of providing weekend coverage throughout the year. They noted that weekend coverage costs \$463 per weekend, and if this coverage were extended all year round, the cost would double to \$24,000. Ultimately, she calculated that to fully fund this coverage, the budget would need to be increased to \$50,000.

A Board member asked whether it was possible to add a contingency to the budget and inquired if making such a change would require formal notice to others.

Ms. Burns explained that there is already \$45,000 allocated for special projects, and if needed, some of those funds or reserve funds could be reallocated to increase the budget for coverage to \$50,000. She described a popular option for seasonal coverage, focusing on the week of spring break, the weekends between spring break and Memorial Day, and daily coverage from Memorial Day to Labor Day. This approach would ensure coverage for all days when children are off school from roughly March through Labor Day. She estimated the cost for this seasonal coverage to be about \$35,000, which is less than providing coverage every weekend throughout the year. She expressed that the coverage plan being discussed aligns with their original intention, referencing similar arrangements implemented at previous crossings. She mentioned budgeting considerations, such as the possibility of allocating additional funds if needed, and noted that they have received multiple emails from residents, which influenced the inclusion of coverage in the budget. They also explained that if extra funding, around \$13,000, is required this year, it could potentially be found and used for expanded coverage.

A Board member emphasized the importance of gathering resident feedback before making decisions about coverage. At present, only one resident has raised concerns, but he acknowledged

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the broader input being received and supported the idea that residents' opinions should guide the final decision on coverage plans.

The Board discusses recent and upcoming improvements and budget allocations for community amenities. Mr. Blanco clarified that the shade structure was installed last year, and this year irrigation will be added to one entrance, with plans for another entrance to receive irrigation the following year. Pricing details for the irrigation are still being obtained. Ms. Burns noted there is a capital reserve transfer of \$18,000, suggesting that funds could be reduced or shifted for the front entrance. The Board identified the location of the irrigation along the fence on the north side. They reviewed available reserve funds and discussed the possibility of using them for these projects.

The conversation transitioned to budget priorities and concerns about using reserves and debating whether protecting amenities (such as the pool) is more important than other improvements like the sprinkler system. A Board member stated they were concerned about potential damage to amenities and the importance of maintaining residents' peace of mind. The Board agreed that addressing issues caused by disruptive behavior at the pool is essential for protecting both property and the well-being of residents.

Ms. Burns proposed a motion to authorize the Chair to collaborate with staff in amending the current security contract to extend security hours.

<p>On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Authorizing the Chair to Collaborate with staff in Amending the current Security Contract to extend security hours, was approved.</p>
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The Board had a discussion on preliminary approval for next year's budget, including adjustments to certain line items. They considered increasing the budget figure to around \$50,000, possibly relating to spring break weekend daily expenses. There is consensus that, if necessary, some numbers may be moved, such as shifting funds between reserves. The flexibility to change reserve allocations was discussed, with no additional notification required for such changes. The Board expressed concern about not getting stuck mid-year with inflexible finances, and noted that the District's reserve funds are less critical because the District does not own the roadway, so the

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main focus is on stormwater and amenities. Overall, there is agreement that pulling from reserves, if needed, would not be as significant an issue as it might be elsewhere.

TENTH ORDER OF BUSINESS

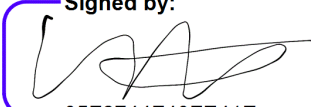
Adjournment

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