

**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, June 11, 2026** at 1:33 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
Heather Wertz *by Zoom*
Joel Blanco
Marshall Tindall

District Manager, GMS
District Counsel, KVV Law
District Engineer, Absolute Engineering
Field Manager, GMS
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 April 9, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes for the April 9, 2026, Board of Supervisors meeting and asked for any questions, comments, or corrections from the Board. The Board had no changes to the minutes.

June 11, 2026

Rhodine Road North CDD

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Minutes of April 9, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Discussion Regarding Fence Installation in
Drainage Easement**

Ms. Burns explained that a photo was received showing a fence installed in a drainage easement, and the fence appears to follow the swale instead of being raised, which could interfere with drainage. She checked with the HOA and found that the fence had been approved, but the approval did not mention the easement or require the fence to be lifted. She stated this may be a broader issue across the community, since other fences may have been approved the same way. Because many of these fences are in rear easement areas with no direct access, the District cannot easily inspect them.

Ms. Wertz explained that the fence is blocking a swale and drainage easement that are meant to carry stormwater and connect pond outflow, so the installation interferes with water flow and access to drainage infrastructure. She outlined two options: either reinstall the fence with a 6-inch gap across a 6-foot-wide section to allow water to pass or move/remove the fence so it sits outside the 20-foot drainage easement, though that would create a maintenance burden for the area behind it. She noted that while the plat does prohibit fences in the easement, the bigger concern is maintaining access for inspections and repairs, since the current fence layout prevents staff from reaching the stormwater system. She suggested that if the fence remains, the District may need protection such as a hold-harmless agreement.

The Board discussed fences installed within drainage easements and the resulting concerns regarding stormwater flow, maintenance access, and potential liability. It was noted that if fences are permitted to remain, residents may be required to execute access and maintenance agreements allowing the District to enter the property as needed and requiring removal if repairs become necessary. Concern was also raised that blocked drainage could create liability in the event of flooding.

The Board discussed whether the HOA documents contain provisions requiring removal or modification of noncompliant improvements. It was noted that review of the HOA covenants is necessary to determine whether responsibility may be placed on the HOA; however, because the current HOA is a successor entity, the District may ultimately retain responsibility for the drainage

June 11, 2026

Rhodine Road North CDD

easements. The Board recognized that the issue may be widespread and that addressing only one property could create fairness concerns. If the HOA documents do not provide a mechanism for enforcement, the matter may be returned to the Board with a recommendation to notify all affected residents that fences must be raised or removed, and that access and maintenance agreements may be required where fences remain.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing to report.

B. Engineer

Ms. Wertz had nothing to report.

C. Field Manager's Report

i. Consideration of Proposal to Install Crepe Myrtles on Common Area Strip on Downy Birch Drive

Mr. Blanco presented the first proposal to install four 30-gallon crape myrtles along the common area strip on Downey Birch Drive. He clarified that, although the vendor had previously said bubblers could not be installed, a follow-up site check confirmed that the irrigation zone is separate from the entrance and can support bubblers. The proposal therefore includes both bubblers and mulch around the tree rings, for a total cost of \$2,569. He noted that the area already has existing crape myrtles, so the new installation would be consistent with the current landscaping.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Proposal to Install Crepe Myrtles on Common Area Strip on Downy Birch Drive, was approved.

ii. Consideration of Proposal for Installation of Agave Plantings at the Open Area by Downy Birch Cul-De-Sac

Mr. Blanco presented a proposal to install 15-gallon agave plantings with cocoa brown mulch at the open area near the Downey Birch Drive cul-de-sac, at a total cost of \$2,772.50. Ms. Burns noted this was the area where the Board had previously considered installing a fence, but

June 11, 2026

Rhodine Road North CDD

because children from the adjacent neighborhood were likely to damage it, the direction was instead to find an alternative solution.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Proposal for Installation of Agave Plantings at the Open Area by Downy Birch Cul-De-Sac, was approved.

iii. Consideration of Proposal for Pool Maintenance Services

Mr. Blanco presented a proposal to replace the current pool maintenance vendor due to repeated service issues, including cloudy water, algae, and inconsistent performance. A new vendor was recommended at \$2,200 per month for the same four-day-per-week service, compared with the current \$1,800 per month contract. The Board discussed the budget impact and 30-day termination period, then approved terminating the existing agreement and moving forward with the new vendor.

Mr. Blanco reported that entrance plantings and mulch replacements were completed, dog waste stations were serviced, pond dye was requested for algae control, the new dog run was added to insurance, and fire extinguisher inspections were underway.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Terminating the Existing Pool Maintenance Provide and Approving the Proposal for Pool Maintenance Services, 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.

June 11, 2026

Rhodine Road North CDD

iii. Presentation of Number of Registered Voters – 672

Ms. Burns reported that the community currently has 672 registered voters, meaning it has already exceeded the threshold requiring transition of board seats to the general election process. As a result, two seats are up for election, the qualifying period is taking place that week, and those two seats will transition in November.

iv. Reminder to Board Members to File Form 1's by the July 1, 2026 Deadline

Ms. Burns reminded the Board to File Form 1's by the July 1, 2026 Deadline.

SIXTH ORDER OF BUSINESS

Other Business

Ms. Wertz asked whether the review should cover both Rodine Road North and the referenced southern area for fence-related drainage easements and then noted there is also a final plat for Ridgewood South Phase 2 that has not yet been recorded but can be marked up and provided for the District's files. Ms. Burns confirmed that the review should include everything within the District boundary to identify any drainage easements located on lots.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Jill Burns
Secretary / Assistant Secretary

Signed by:
Milton Andrade
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Chairman / Vice Chairman