

**MINUTES OF MEETING
EDEN HILLS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Eden Hills Community Development District was held Wednesday, **January 13, 2021** at 5:10 p.m. at 346 East Central Ave., Winter Haven, FL.

Present and constituting a quorum:

Rennie Heath
Matthew Cassidy
Jack Berry

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Michelle Rigoni

District Manager, GMS
District Counsel, HGS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public on the conference call line or joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the November
19, 2020 Board of Supervisors Meeting
and Audit Committee Meeting**

Ms. Burns asked for a motion to approve both sets of minutes.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, the Minutes of the November 19, 2020 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-02
Ratifying the Series 2020 Bonds**

Ms. Burns noted that the District had issued bonds on November 24th, adding that the resolution ratified, confirmed, and approved all actions of the District officers and staff related to the issuance of the Series 2020 bonds. She asked for a motion to approve.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, the Resolution 2021-02 Ratifying the Series 2020 Bonds, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Amended and Restated
Disclosure of Public Financing**

Ms. Burns noted that it would be recorded in the public record and was updated to include the terms of the bonds that were just previously issued. She asked for a motion authorizing counsel to record.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, Authorizing Counsel to Record the Amended and Restated Disclosure of Public Financing, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-03
Directing Chairman and District Staff to
File a Petition Amending District
Boundaries**

Ms. Burns noted that the total acres within the District had been updated to 25.74 acres and added that the Parcel ID and legal description were attached to the resolution under Exhibit 'A'. Ms. Burns pulled up the map and parcel ID on the screen for the Board to see.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, Resolution 2021-03 Directing Chairman and District Staff to File a Petition Amending District Boundaries, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Boundary Amendment
Funding Agreement**

Ms. Burns stated that the agreement was with Eden Hills Edition, LLC and that under the terms of the agreement, the funds provided by the Developer would not be reimbursed to the District. She asked for a motion to approve the agreement.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, the Boundary Amendment Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Assignment of Personnel
Leasing Agreement**

Ms. Burns stated that the Board had previously approved and Personnel Leasing Agreement in April of 2020 with JMBI Real Estate, LLC, but that since then they had started receiving invoices from Highland Sumner, LLC, after the agreement was transferred. However, she explained that the Personnel Leasing Agreement had not been transferred over, so that was what they were doing in the current discussion. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, the Assignment of Personnel Leasing Agreement to Highland Sumner, LLC, was approved.

NINTH ORDER OF BUSINESS

**Consideration of Memorandum from
Hopping, Green & Sams Regarding E-
Verify Requirements in 2021**

Ms. Rigoni explained that there was federal and state law that prohibited any person from knowingly hiring unauthorized persons to work in the U.S., adding that CDD's as public employers were required to comply with the statute. She noted that the CDD was required to enroll in the E-Verify system. She stated that this was just to inform that they would take procedural steps to comply with the regulations, including that the District Manager would enroll the District in the E-Verify system and file a memorandum of understanding that outlined the CCD's responsibilities. She added that going forward, they would also include a standard contractual position that would require all of the contractors to also comply.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, the Authorization for the District Manager to Enroll in the E-Verify System and Execute the Memorandum of Understanding , was approved.

TENTH ORDER OF BUSINESS

Ratification of 2021 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated that the property appraiser required the District to enter into an agreement each year stating that they would not disclose exempt parcels. She asked for a motion to ratify the agreement.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, the Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

ELEVENTH ORDER OF BUSINESS

Ratification of Non-Ad Valorem Contract Agreement with Polk County Property Appraiser

Ms. Burns stated that the property appraiser would send them all of the parcels within the District and would use the tax bill in order to collect the District's assessments. She asked for a motion to approve.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, the of Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was ratified.

TWELTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing to report.

B. Engineer

Mr. Wood was not present for the meeting.

C. District Manager's Report

i. Approval of the Check Register

Ms. Burns stated that the check register was included in the agenda package, totaling \$379.50. She asked for a motion to approve.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, the Check Register, totaling \$379.50, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns presented the financials and asked for any questions. The Board had no questions.

iii. Ratification of Summary of Series 2020 Requisitions #1-#11; #17

Ms. Burns noted that the requisitions had already been approved, so she asked for a motion to ratify.

On MOTION by Mr. Berry, seconded by Mr. Heath, with all in favor, the Summary of Series 2020 Requisitions #1-#11; #17, were ratified.

iv. Selection of Auditor

Ms. Burns noted that in the Audit Committee meeting the Board had ranked Berger Toombs as #1 and Grau & Associates as #2.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, the Acceptance of the Rankings of the Audit Committee and the Selection of Berger Toombs, was approved.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman