

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

The meeting of the Board of Supervisors of the Eden Hills Community Development District was held Thursday, **December 19, 2019** at 10:20 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairman
Jack Berry	Assistant Secretary
Matthew Cassidy	Assistant Secretary
Andrew Rhinehart	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via phone</i>	Hopping Green & Sams

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present for the meeting.

**THIRD ORDER OF BUSINESS**

**Public Hearings**

- 1. Public Hearing on the Adoption of District Rules of Procedure**
- 2. Public Hearing on the District's Use of the Uniform Method of Levying, Collection, & Enforcement of Non-Ad Valorem Assessments**

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Opening the Public Hearing, was approved.
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Ms. Burns asked for a motion to continue the public hearing to 5:00 p.m. at the Lake Alfred Public Library.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Continuing the Public Hearing, was approved.

Ms. Burns asked for a motion to continue the meeting to The Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida 33850.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Continuing the Meeting, was approved.

The continued meeting of the Board of Supervisors of the Eden Hills Community Development District was held Thursday, **December 19, 2019** at 5:03 p.m. at The Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida 33850.

**FOURTH ORDER OF BUSINESS** **Organizational Matters**

**A. Swearing in Newly Elected Board Members**

Ms. Burns swore in the three Board Members that were present; Ms. Schwenk, Mr. Berry, and Mr. Cassidy. Mr. Heath and Mr. Rhinehart will be sworn in at the next meeting.

**FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2020-27 Ratifying Past Actions of the Board**

Ms. Burn stated this resolution ratifies all actions taken by the board at the previous meeting not in the city of Lake Alfred. A resolution was needed that officially approve all actions taken at the meeting today.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Resolution 2020-27 Ratifying Past Actions of the Board, was approved.

**SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2020-28 Canvassing and Certifying the Results of the Landowner’s Election**

**A. Election of Officers**

The meeting held that morning appointed Mr. Heath and Ms. Schwenk to 4-year terms and Mr. Rhinehart, Mr. Cassidy, and Mr. Berry were appointed to 2-year terms.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, the Resolution 2020-28 Canvassing and Certifying the Results of the Landowner’s Election, was approved.

**B. Consideration of Resolution 2020-29 Electing Officers**

Ms. Burns stated at the previous meeting, Mr. Heath was elected as Chairman, Ms. Schwenk as Vice Chairman, and the other members and Mr. Flint as Assistant Secretaries. Ms. Burns was elected as Secretary. Ms. Burns asked if there was motion to keep that the same.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, the Resolution 2020-29, Election of Officers which appointed Mr. Heath as Chairman, Ms. Schwenk as Vice Chairman, Mr. Flint and the three other Board Members, Mr. Rhinehart, Mr. Cassidy, and Mr. Berry Assistant Secretaries, and Ms. Burns as Secretary, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-30 Adopting of District Rules of Procedure**

Ms. Burns asked for a motion to re-open the continued Public Hearing from the morning.

On MOTION by Mr. Berry, seconded by Ms. Schwenk, with all in favor, the motion to reopen the Public Hearing, was approved.

Ms. Burns stated that no members of the public were present, and she asked for a motion to close the Public Hearing.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, the motion to close the Public Hearing, was approved.

Ms. Burns stated that Resolution 2020-30 Adopting the Rules of Procedure was in the packets as well as the rules and they haven’t changed since they were seen last time.

On MOTION by Mr. Berry, seconded by Ms. Schwenk, with all in favor, the Resolution 2020-30, Adopting the Rules of Procedure, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-31  
Expressing the District’s Intent to Utilize  
the Uniform Method of Collection**

Ms. Burns asked for a motion to reopen the Public Hearing.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, the motion to reopen the Public Hearing, was approved.

Ms. Burns stated there were no members of the public present and asked for a motion to close the Public Hearing.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, the motion to close the Public Hearing, was approved.

Ms. Burns stated Resolution 2020-31 expresses the Districts intent to use the Polk County tax collector in order to collect assessments.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, the Resolution 2020-31 Expressing the District’s Intent to Utilize the Uniform Method of Collection, was approved.

**NINTH ORDER OF BUSINESS**

**Approval of the Minutes of the November  
1, 2019 Organizational Meeting and the  
November 21, 2019 Board of Supervisors  
Meeting**

Ms. Burns asked for any questions, comments, or corrections on the November 1 and November 21 meeting minutes. The board had no corrections.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, the Minutes of the November 1<sup>st</sup> and November 21<sup>st</sup> meetings, were approved.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-32  
Amending Resolution 2020-10 Designating  
a Date for the Public Hearing on the Fiscal  
Year 2020 Budget Adoption**

Ms. Burns stated this hearing would be re-scheduled for this city. The regular meeting schedule needed to be discussed before this motion could be made. For the regular monthly meetings, Ms. Burns suggested the 2<sup>nd</sup> Wednesday at 5:00 p.m. at the library, for the meeting schedule, starting in February. Ms. Burns suggested February 12<sup>th</sup> at 5:00 p.m. for the Public Hearing amending Resolution 2020-10.

On MOTION by Mr. Berry, seconded by Ms. Schwenk, with all in favor, Resolution 2020-32 Amending the Resolution 2020-10 Designating a Date for the Public Hearing on the Fiscal Year 2020 Budget Adoption was approved, and the hearing was set for February 12, 2020 at 5:00 p.m. at the library.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-33  
Confirming and Ratifying the Provisions  
of Resolution 2020-25**

Mr. Van Wyk presented Resolution 2020-25 and Resolution 2020-33.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Resolution 2020-33 Confirming and Ratifying the Provisions of Resolution 2020-25, was approved.

**TWELTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-34  
Resetting Public Hearing on Assessments**

Ms. Burns suggested 30 days out which would be Tuesday, January 21, 2020 at 5:00 p.m. at the same location. Ms. Burns will not be able to attend and will send a representative in her place. A notice is required to post for this meeting, Ms. Burns office will send notice to landowners and the advertisement.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, Resolution 2020-34 Resetting the Public Hearing on Assessment for Tuesday, January 21, 2020 at 5:00 at Lake Alfred Public Library 245 North Seminole Avenue, Lake Alfred, FL 33850, was approved.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Revised Meeting  
Schedule for Fiscal Year 2020; Adoption  
of Revised Exhibit A to Resolution 2020-07**

Ms. Burns suggested meeting on the 2<sup>nd</sup> Wednesday of each month at 5:00 p.m. at The Lake Alfred Public Library, 245 N. Seminole, Ave., Lake Alfred, Florida 33850. The meeting schedule will start in February. Mr. Van Wyk stated there would not be a report ready before February.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, the revised meeting schedule for the 2<sup>nd</sup> Wednesday at 5:00

p.m. at The Lake Alfred Public Library, 245 North Seminole Avenue, Lake Alfred, FL 33850, starting in February 2020, was approved.

**FOURTEENTH ORDER OF BUSINESS**

**Ranking of Proposals for District Engineering Services and Selection of District Engineer**

Ms. Burns stated they received one proposal from Wood & Associates. Ms. Burns suggested the board rank them #1 and authorize the chair to execute an agreement with Wood & Associates.

On MOTION by Ms. Schwenk, seconded by Mr. Berry, with all in favor, the proposal with Wood & Associates was ranked #1 and the Chairman given authorization to execute an agreement.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk stated the bond validation was set for 11:00 a.m. on January 29, 2020. The motion to file appeal would be March 2<sup>nd</sup>.

**B. Engineer**

There being none, the next item followed.

**C. District Manager’s Report**

There being none, the next item followed.

**SIXTEENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman