

**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, **May 12, 2021** at 5:02 p.m. at the Lake Alfred Public Library, 245 N Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Matthew Cassidy	Assistant Secretary
Jack Berry	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Michelle Rigoni <i>via Zoom</i>	District Counsel
Dennis Wood <i>via Zoom</i>	District Engineer

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 present at the meeting, on the conference call line, or joining via Zoom.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 10, 2021 Board of Supervisors Meeting

Ms. Burns presented the March 10, 2021 meeting minutes asked for a motion to approve both sets of minutes. The Board had no changes or corrections to the minutes.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, the Minutes of the March 10, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-05
Approving the Proposed Fiscal Year 2022
Budget (Suggested Date: August 11, 2021),
Declaring Special Assessments, and
Setting the Public Hearings on the Fiscal
Year 2022 Budget and the Imposition of
Operations & Maintenance Assessments**

Ms. Burns noted the suggested hearing date would be August 11th at 3:30 PM at the Cassidy offices, 346 East Central Avenue, Winter Haven, FL 33880. It was asked if the 142 lots were going to be on roll for next year. Ms. Burns confirmed there were 142 that have a net assessment of \$750 per lot. After Board discussion, it was stated that Mr. Van Wyk would put in an amendment ordinance for the boundary. Ms. Burns reviewed the budget line items and the timelines for the openings of the District.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, Resolution 2021-05 Approving the Proposed Fiscal year 2022 Budget, Declaring Special Assessment, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments for 3:30 PM on Wednesday, August 11, 2021 at 346 E. Central Ave., Winter Haven, FL 33880, was approved.

FIFTH ORDER OF BUSINESS

**Review and Ranking of Proposals
Received for Phase 2 Construction
Services**

Mr. Woods reviewed the rankings and proposals. He stated four bids had been received and provided the exhibits to the Board. He reported all four were competent and he had worked with them before. However, he recommended Tucker as the low bid at 97.23. Tucker was over half a million lower than the next lowest bid.

On MOTION by Mr. Berry, seconded by Mr. Cassidy, with all in favor, Rankings Tucker as #1 and Authorizing Staff to Send a Notice of Intent to Award Construction Services to Tucker, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-06
Designating a Date, Time, and Location
for a Landowners' Meeting and Election**

Ms. Burns suggested holding the Landowners' meeting on November 2, 2021 at 3:30 at the Cassidy offices. The Board had no opposition.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, Resolution 2021-06 Designing a Date, Time, and Location for a Landowners' Meeting and Election for November 2, 2021, at 3:30 PM at the Cassidy offices, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing to report.

B. Engineer

Mr. Woods added that they were trying to get the permit for Phase 2, which is moving slower than anticipated.

C. District Manager's Report

i. Approval of the Check Register

Ms. Burns stated that the check register was included in the agenda package. It is from March 3 – May 4 for a total of \$16,429.15. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, the Check Register from March 3- May 4 totaling \$16,429.15, was approved.

ii. Balance Sheet and Income Statement

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

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iii. Ratification of Summary of Series 2020 Requisitions #23-#38

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

On MOTION by Mr. Heath, seconded by Mr. Berry, with all in favor, the Summary of Series 2020 Requisitions #23- #38, were ratified.

iv. Presentation of Number of Voters – 0

Ms. Burns noted there were no registered voters in Eden Hills District as of April 15, 2021.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TENTH 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