

**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, **June 9, 2021** at 3:30 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath
Lauren Schwenk
Andrew Rhinehart
Matthew Cassidy

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Michelle Rigoni
Justin Frye

District Manager, GMS
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Four 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 May 12,
2021 Board of Supervisors Meeting**

Ms. Burns presented the May 12, 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. Rhinehart, with all in favor, the Minutes of the May 12, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Notice of Boundary Amendment

Ms. Burns noted the boundary amendment had been approved June 7, 2021 and asked for a motion to approve and to authorize counsel to record.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Notice of Boundary Amendment and Authorization for Counsel to Record, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Amended and Restated Engineer's Report

Mr. Wood was not present for the meeting, therefore, Ms. Rigoni read out a section of his report that stated that the report added on a new Phase 4 that was added on with the boundary amendment, noting that it updated the old methodology in that it combined some original phases. She also added that exhibit 7 of the report summarized the costs as well as the estimated total capital improvement plan, totaling \$28,148,000. She also noted that in his report, it was Mr. Wood's recommendation that the costs were provided in the report were reasonable and complete for the construction of the public improvements. She asked if there were any questions, and hearing none asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Amended and Restated Engineer's Report, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Amended and Restated Master Assessment Methodology

Ms. Burns stated that the methodology amended and restated the original approved master report and provided for an updated assessment methodology that reflected the additional parcels. She presented the different tables of the report, including Table 1 which totaled 1,168 total assessable units, Table 2 which included the improvement costs per unit, Table 3 which had a bond sizing of \$36,500,000, Table 4 which outlined the improvement costs per unit for each of the 1,168 units. She also noted that Table 5 had a par debt per unit of \$31,250, Table 6 had a net and gross annual debt assessment per unit, with the gross totaling \$2,441, and also Table 7 which outlined the par debt per acre. She asked if the Board had any questions, and Ms. Rigoni asked if the lands included in the preliminary assessment roll received special benefits from the assessment, as well

as if the lands were reasonably and fairly allocated, to which Ms. Burns answered yes. She then asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Amended and Restated Master Assessment Methodology, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-07
Declaring Special Assessments on
Boundary Amendment Parcels**

Ms. Burns stated that they would mail out the notice to the new areas at the boundary amendment hearing that was approved on June 7th. She asked if there were any questions, and hearing none asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2021-07 Declaring Special Assessments on Boundary Amendment Parcels, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2021-08
Setting a Public Hearing on the Imposition
of Special Assessments on the Boundary
Amendment Parcels**

Ms. Burns stated that the next meeting they could send notice for would be July 14th. The Board agreed that they would have the public hearing on August 11th at 3:30 p.m. at the current location (346 E. Central Ave., Winter Haven, FL 33880). Ms. Burns asked for a motion to approve the resolution.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2021-08 Setting a Public Hearing on the Imposition of Special Assessments on the Boundary Amendment Parcels for August 11, 2021 at 3:30 p.m. at the Cassidy Offices, was approved.

NINTH ORDER OF BUSINESS

**Consideration of Temporary Construction
and Access Easement Agreements for
Phase 2**

A. Jack M. Berry, Inc.

B. Lucerne Park Investment, LLC

Ms. Burns stated that Lucerne Park Investment, LLC would be used for one portion of Phase 2 and Jack M. Berry, Inc. would be used for the other portion. She added that they would grant nonexclusive construction and access easements through the easement area for the sole purpose of constructing the improvements until the District acquired the easement area. She asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Temporary Construction and Access Easement Agreements for Phase 2 with Jack M. Berry, Inc. and Lucerne Park Investment, LLC, were approved.

TENTH ORDER OF BUSINESS

Consideration of Construction Funding Agreement for Phase 2

Ms. Burns stated that the agreement was with JMBI Real Estate, LLC, and asked for a motion to approve. The Board had no questions on the agreement.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Funding Agreement for Phase 2 with JMBI, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing to report.

B. Engineer

Mr. Wood was not present at 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. It is from May 5th through June 2nd. She asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Check Register from May 5 through June 2, was approved.

ii. Balance Sheet and Income Statement

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

TWELTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Burns stated that she had received a letter of resignation from Jack Berry and asked for a motion to accept.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Letter of Resignation from Jack Berry, was approved.

Ms. Burns then noted that there was a vacancy on the Board and asked if anyone had a nomination to fill the vacancy. The Board nominated Justin Frye to fill the vacancy, and Ms. Burns asked for a motion to approve. Ms. Burns swore in Mr. Frye to the Board.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Nomination of Justin Frye to Fill the Vacancy, was approved.

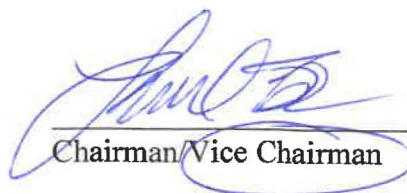
FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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


Secretary/Assistant Secretary


Chairman/Vice Chairman