

**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 Thursday, **July 8, 2021** at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Lauren Schwenk
Justin Frye
Matthew Cassidy

Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Michelle Rigoni *via Zoom*

District Manager, GMS
District Counsel

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 June 9, 2021
Board of Supervisors Meeting**

Ms. Burns presented the June 9, 2021 meeting minutes asked for a motion to approve the minutes. The Board had no changes or corrections to the minutes.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Minutes of the June 9, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Amended and Restated
Engineer's Report**

Ms. Burns noted that the engineer was not on the line, and stated that the report had not changed from when they saw the report at the last meeting.

Ms. Rigoni added that the engineer testified in the last meeting that the costs in the report were reasonable, and that he believed there were no reasons why the District could not carry out any of the improvements as presented in his report.

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

FIFTH ORDER OF BUSINESS

**Consideration of Amended and Restated
Master Assessment Methodology**

Ms. Burns stated that the Board previously approved the Master Assessment Methodology report on November 1, 2019. The District also approved a supplement to that report on November 13, 2020. She confirmed that the Series 2020 bonds remained unchanged by the reports. Ms. Burns reviewed the tables and information in the Master Assessment Methodology report and the Board had no further questions.

Ms. Rigoni asked Ms. Burns if she believed in her professional opinion that the special assessments were reasonably and fairly allocated on the lots that are getting assessments. Ms. Burns answered with yes. Ms. Rigoni asked if they received special benefits in accordance to the methodology. Ms. Burns answered with yes.

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

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-09
Declaring Special Assessments on Boundary
Amendment Parcels**

Ms. Burns presented the resolution, the Board had no questions.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, Resolution 2021-09 Declaring Special Assessments on Boundary Amendment Parcels, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-10 Setting a Public Hearing on the Imposition of Special Assessments on the Boundary Amendment Parcels

Ms. Burns stated that they had previously set the date for the Public Hearing on August 11, 2021 at 3:30 p.m. at the Cassidy Offices. They rescinded the prior resolution and amended this to set the Public Hearing date and location to August 11, 2021 at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, Resolution 2021-10 Setting a Public Hearing on the Imposition of Special Assessments on the Boundary Amendment Parcels for August 11, 2021 at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2021-11 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels

Ms. Burns stated that this would rescind to the prior resolution, and would set the hearing in line with the hearing that was already set. The date and time were set for August 11, 2021 at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida. The Board had no further questions.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, Resolution 2021-11 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels for August 11, 2021 at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida, were approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2021-12 Ratifying, Confirming, and Approving Board Actions Taken at the Board of Supervisors

Meetings Held on May 12, 2021 and June 9, 2021

Ms. Burns stated that this resolution will ratify and adopt all actions taken by the Board at the May 12, 2021 and June 9, 2021 Board of Supervisors Meetings. The Board had no questions on the resolution.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, Resolution 2021-12 Ratifying, Confirming, and Approving Board Actions Taken at the Board of Supervisors Meetings Held on May 12, 2021 and June 9, 2021, was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2021-13 Re-Setting the Date, Time, and Location of the Public Hearing on the Fiscal Year 2022 Proposed Budget

Ms. Burns suggested the hearing be reset to August 11, 2021 at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida and asked for a motion to approve. The Board had no questions on the resolution.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Resolution 2021-13 Re-Setting the Date, Time, and Location of the Public Hearing on the Fiscal Year 2022 Proposed Budget, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Underwriter Services Agreement Letter with FMSbonds

Ms. Burns stated that the agreement was with FMSbonds and asked for a motion to approve. The Board had no questions on the agreement.

On MOTION by Ms. Schwenk, seconded by Mr. Frye, with all in favor, the Underwriter Services Agreement with FMSbonds, was approved.

TWELTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2020 Audit Report

Ms. Burns reviewed the audit and followed up that there were no findings and that it was considered a clean audit and has been submitted to the state. The Board had no questions and Ms. Burns asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Acceptance of Fiscal Year 2020 Audit Report, was approved.

THIRTEENTH ORDER OF BUSINESS

**Ratification of Partial Termination of
Temporary Construction and Access
Easement Agreements – ADDED**

A. JMBI Real Estate, LLC

- a. Ms. Burns reviewed the exhibits in the report regarding the two agreements. The Board asked if JMBI owned the land in Phase 1, they said they would do a motion to approve pending verification that they own the parcels in question.

On MOTION by Ms. Schwenk, seconded by Mr. Frye, with all in favor, the Partial Termination of Temporary Construction and Access Easement Agreements, will be ratified subject to verification of owning lands in Phase 1.

B. Highland Sumner, LLC

- b. Ms. Burns reviewed the exhibits in the report regarding the two agreements. She asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Frye, with all in favor, the Partial Termination of Temporary Construction and Access Easement Agreements, for Highland Sumner, LLC, was ratified.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni had nothing to report.

B. Engineer

Mr. Woods was not present at the meeting.

C. District Manager's Report

i. Approval of the Check Register

Ms. Burns stated that the check register through July 1, 2021 was included in the agenda package. The total was \$39,075.19. She asked for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Check Register through July 1, 2021, totaling \$39,075.19, was approved.

ii. Balance Sheet and Income Statement

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

FIFTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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


Secretary/Assistant Secretary


Chairman/Vice Chairman