

**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, **August 11, 2021** at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairman
Justin Frye	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	KE Law Group
Ashton Bligh	GT

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 to provide comments.

THIRD ORDER OF BUSINESS

**Ratification of Joint Letter from Hopping,
Green & Sams and KE Law Group Regarding
District Counsel Representation**

Ms. Burns stated that this was signed outside of the meeting and approved. She said it just needed to be ratified by the Board.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Joint Letter from Hopping Green & Sams and KE Law Group Regarding District Counsel Representation, was ratified.
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FOURTH ORDER OF BUSINESS

Consideration of Fee Agreement with KE Law Group

Ms. Burns stated the fees in the agreement were the same as they were previously for counsel's services. She offered to answer any questions.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Fee Agreement with KE Law Group, was approved.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the July 8, 2021 Board of Supervisors Meeting

Ms. Burns presented the July 8, 2021 meeting minutes asked for a motion to approve the minutes. The Board had no changes or corrections to the minutes.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Minutes of the July 8, 2021 Board of Supervisors Meeting, were approved.

SIXTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget

Ms. Burns stated that the public hearing was advertised in the paper and a mailed notice was sent to property owners within the community. She asked for a motion to open the public hearing.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Opening of the Public Hearing, was approved.

i. Consideration of Resolution 2021-14 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds

Ms. Burns stated that there were no changes since the Board previously saw the budget with the exception of updated actuals to be current. She reviewed the budget for the Board. Ms. Burns asked if there were any questions or comments. Hearing none,

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2021-14 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds, was approved.

ii. Consideration of Deficit Funding Agreement

Ms. Burns stated that this agreement was for funding the amount for the unplatted parcels.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Deficit Funding Agreement, was approved.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Closing of the Public Hearing, was approved.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Opening of the Public Hearing, was approved.

i. Consideration of Resolution 2021-15 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated this was included in the package. She said that this would levy the O&M assessment based on the budget that the Board just adopted. She also stated that it would certify the tax bill they are sending to Polk County.

Mr. Van Wyk asked Ms. Burns to confirm that a mailed notice was sent to the property owners as well as a published notice regarding the imposition of assessments. Ms. Burns replied with yes.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2021-15 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Closing of the Public Hearing, was approved.

C. Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels

Ms. Burns stated that this public hearing had been advertised and notice had been sent to all property owners.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Opening of the Public Hearing, was approved.

i. Presentation of the Amended and Restated Engineer's Report

Ms. Burns stated that Mr. Wood was not on the line, but said that the only change was that they reduced 3 lots in one of the Phases.

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

ii. Presentation of Amended and Restated Master Assessment Methodology

Ms. Burns stated this was included in the package. She stated that this was updated to reflect the changes to the Engineer's Report made to remove those lots. This report implements the revised development plan. She reviewed the methodology for the Board and offered to answer any questions.

Mr. Van Wyk asked Ms. Burns if it was her professional opinion that the benefit received by the parcels was equal to or greater than the burden placed upon the parcels by the imposition of the special assessments. Ms. Burns said yes. Mr. Van Wyk asked if it was her opinion that the assessments as set forth were fairly and reasonably apportioned across the product sites. Ms. Burns said yes.

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

iii. Consideration of Resolution 2021-16 Levying Special Assessments on Boundary Amendment Parcels

Ms. Burns stated this contained the information they went over previously. She also stated that this would levy the assessment in place. She stated that these were fairly and reasonably apportioned along with that they brought special benefit to the lands within the boundary amendment area. Ms. Burns offered to answer any questions.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2021-16 Levying Special Assessments on Boundary Amendment Parcels, was approved.

iv. Consideration of Notice of Master Special Assessments

Ms. Burns stated that this would be recorded in the records for potential property owners on notice of the assessment lien on the property.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Notice of Master Special Assessments and Authorization for Counsel to Record, was approved.

On MOTION by Mr. Heath, seconded by Mr. Frye, with all in favor, the Closing of the Public Hearing, was approved.

D. Public Hearing on the District's Use of the Uniform Method of Levying, Collection & Enforcement of Non-Ad Valorem Assessments on Boundary Amendment Parcels

Ms. Burns stated that this Public Hearing had been advertised and notice had been sent to all property owners.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Opening of the Public Hearing, was approved.

i. Consideration of Resolution 2021-17 Expressing the District's Intent to Utilize the Uniform Method of Collection on Boundary Amendment Parcels

Ms. Burns stated that this was included in their package. She also stated that this would allow them to use the Polk County tax bill to collect the assessments when they are ready to do so.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2021-17 Expressing the District's Intent to Utilize the Uniform Method of Collection on Boundary Amendment Parcels, was approved.

On MOTION by Ms. Schwenk, seconded by Mr. Frye, with all in favor, the Closing of the Public Hearing, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-18
Delegation Resolution**

Ms. Gang stated that this was a supplemental resolution which was contemplated when the Board adopted the original resolution in November of 2019. This provided for the District to issue a NTE amount of \$25 million in bonds. This delegation resolution contains documents as exhibits to sell one series of bonds. They are going to call them the Series 2021 bonds that the District will issue. Ms. Gang reviewed the resolution for the Board in more detail and offered to answer any questions they had.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2021-18 Delegation Resolution, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2021-19
Designation of Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2022**

Ms. Burns suggested that the Board could keep their regular schedule of the 2nd Wednesday of each month at 5:00 p.m. The Board agreed.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2021-19 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022, was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2021-20 Re-
Designating the Registered Agent for the
District**

Ms. Burns stated that Mr. Van Wyk and Hopping Green & Sams were previously the registered agent, and this resolution would change the registered agent to Ms. Burns and her office. She elaborated that this meant that any correspondence with the state would get sent to her office.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2021-21 Re-Designating the Registered Agent for the District, was approved.

TENTH ORDER OF BUSINESS

Consideration of Proposal to Provide Professional Consulting Services from Dewberry

Ms. Burns stated that this proposal was being tabled while they issue an RFQ and said they would go from there.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Authorization of the RFQ for Engineering Services, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk 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 from July 2, 2021 to August 4, 2021 was included in the agenda package. The total was \$73,666.51. She offered to answer any questions the Board had.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Check Register through August 4, 2021, totaling \$73,666.51, 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 Series 2020 Requisitions #39 and #40

Ms. Burns stated that they had already been approved by the Chairman and the District Engineer and needed ratification by the Board.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Series 2020 Requisitions #39 and #40, were ratified.

iv. Ratification of Fiscal Year 2021 Funding Requests #1 and #3-#5

Ms. Burns stated that they had already been approved and needed ratification by the Board.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Fiscal Year 2021 Funding Requests #1 and #3-#5, were ratified.

TWELTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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


Secretary/Assistant Secretary


Chairman/Vice Chairman