

**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, **September 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	Vice Chairman
Justin Frye	Assistant Secretary
Matthew Cassidy	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via Zoom</i>	KE Law Group

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

**Approval of the Minutes of the August 11,
2021 Board of Supervisors Meeting**

Ms. Burns presented the August 11, 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 August 11, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration/Ratification of Conveyance
Documents for Phase 1 Common Area**

Ms. Burns reviewed the documents and tracts for the Board and stated that the deeds and affidavits were attached to their packets. She offered to answer any questions.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Conveyance Documents for Phase 1 Common Area, was ratified.

FIFTH ORDER OF BUSINESS

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

Ms. Burns stated that they received one proposal from Dewberry and she recommended it be ranked number one. She also recommended they authorize staff to send a Notice of Intent to Award and authorize counsel to draft a form of the agreement.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, Ranking the Dewberry Proposal for District Engineering Services and Selection of District Engineer #1 and Authorizing Counsel to Draft a Form of Agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Series 2021 (AA2) Developer Agreements – ADDED

A. Eden Hills Addition 2, LLC

i. True-Up Agreement

Ms. Burns stated that this agreement outlined the developer’s intent and obligation to make True-Up payments related to the Assessment Area 2 special assessments.

ii. Collateral Assignment Agreement

Ms. Burns stated that this stated that in the event of default, the landowner will agree to assign certain development rates to the District to enable the District or a third party to complete development of the Assessment Area 2 project.

iii. Acquisition Agreement

Ms. Burns stated that this outlined that the landowner has advanced construction funds to fund improvements for the District. This resolution outlined the process by which the District will acquire certain work product area improvements.

iv. Completion Agreement

Ms. Burns stated that the landowner requested the District limit the amount of debt special assessments imposed on the Assessment Area 2 project. The landowner agreed to provide the funds to the District to complete the portion of the Assessment Area 2 project set forth in the Engineer's Report that is not funded by the Assessment Area 2 bonds.

v. Declaration of Consent

Ms. Burns stated that this outlined that the landowner confirms and agrees that the debt assessments have been dually adopted by the Board and all proceedings have been in accordance with Florida law and the District has taken all action necessary to levy and impose the assessment area 2 special assessments.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, Series 2021 (AA2) Developer Agreements with Eden Hills Addition 2, LLC, was approved.

B. Jack M. Berry, Inc.

- i. True-Up Agreement**
- ii. Collateral Assignment Agreement**
- iii. Acquisition Agreement**
- iv. Completion Agreement**
- v. Declaration of Consent**

Ms. Burns noted that the agreements were the same as reviewed prior.

On MOTION by Mr. Frye, seconded by Ms. Schwenk, with all in favor, Series 2021 (AA2) Developer Agreements, Jack M. Berry, Inc, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- i. Memorandum Regarding Wastewater Services and Stormwater Management Needs Analysis**

Mr. Van Wyk had nothing to report other than asking Ms. Burns if this memorandum was included in the package. She replied that it was.

B. Engineer

No engineer was 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 Board’s package. She offered to answer any questions the Board had.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that financials were included in the package for review and that there was not action needed here by the Board. The Board had no questions.

iii. Ratification of Fiscal Year 2021 Funding Requests #6 through #10

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

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Fiscal Year 2021 Funding Requests #6 through #10, were ratified.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

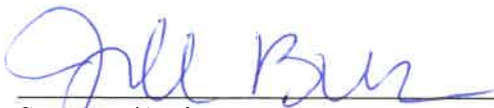
There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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


Secretary/Assistant Secretary


Chairman/Vice Chairman