

**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, **March 9, 2022** at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Justin Frye	Assistant Secretary
Matthew Cassidy	Assistant Secretary
Jessica Kowalski	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via Zoom</i>	KE Law Group
Jake Whealdon	KE Law Group
Rey Malave <i>via Zoom</i>	District Engineer
Marshall Tindall <i>via Zoom</i>	GMS

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 January 12, 2022 Board of Supervisors Meeting

Ms. Burns presented the January 12, 2022 Board of Supervisors Meeting Minutes and asked for a motion to approve the minutes. The Board had no changes or corrections to the minutes.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the Minutes of the January 12, 2022 Board of Supervisors Meeting, were approved.

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FOURTH ORDER OF BUSINESS

Presentation and Approval of the First Supplemental Engineer’s Report

Ms. Burns stated that there was a change to this report and Mr. Malave offered to address the change.

Mr. Malave reviewed the report and stated that the phasing numbering had changed. Previously there were four phases, and in the updated report there are now four phases and an A and B. He stated that there are a total of 1,068 lots now.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the First Supplemental Engineer’s Report, was approved.

FIFTH ORDER OF BUSINESS

Presentation and Approval of Supplemental Assessment Methodology for Phase 2

Ms. Burns stated that this report had been updated to reflect the final pricing that had been circulated. The only changes were the updates to the unit count. There are 470 units in this assessment area Phase 2A-1, Phase 2A-2 and Phase 2B.

Ms. Burns reviewed the methodology for the Board and offered to answer any questions.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, the Supplemental Assessment Methodology for Phase 2, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-03 Supplemental Assessment Resolution

Ms. Burns stated that this resolution sets forth the terms of the bonds that are going to be issued by the District. It applies the adopted methodology to the actual scope of the project that is going to be completed with the bonds.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, Resolution 2022-03 Supplemental Assessment Resolution, was approved.

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SEVENTH ORDER OF BUSINESS

Consideration of Notice of Special Assessments

Ms. Burns stated that they are looking for authorization for counsel to record this so that potential property owners are put on notice for the lien of the special assessments that are on the property.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, the Notice of Special Assessments, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-05 Authorizing the Use of Electronic Documents and Signatures

Ms. Burns stated that this resolution will allow them to use DocuSign to sign all of the resolutions and agreements. Documents that need to be notarized will still be done with actual signatures.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, Resolution 2022-05 Authorizing the Use of Electronic Documents and Signatures, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Whealdon had nothing to report.

B. Engineer

Mr. Malave had nothing to report.

C. Field Manager’s Report

i. Consideration of Proposals for Landscape Maintenance Services

Mr. Tindall reviewed the Field Manager’s Report for the Board. This was included in the agenda package. He also reviewed the landscape proposals from Floralawn and Prince & Sons, Inc. and stated that the difference between them on the pricing was the number of visits.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, the Proposal for Landscape Maintenance Services with Floralawn, was approved.

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D. District Manager’s Report

i. Approval of the Check Register

Ms. Burns stated that the check register was included in the Board’s package. The check register was through February 27, 2022 and the total amount was for \$25,315.73. She offered to answer any questions the Board had.

On MOTION by Mr. Frye, 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.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Jill Burns

Secretary/Assistant Secretary

Rennie Heath

Chairman/Vice Chairman