

**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, **May 11, 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
Lauren Gentry	KE Law Group
Rey Malave <i>via Zoom</i>	District Engineer
Marshall Tindall	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 March 9,
2022 Board of Supervisors Meeting**

Ms. Burns presented the March 9, 2022 Board of Supervisors meeting minutes and asked for any comments, changes, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the Minutes of the March 9, 2022 Board of Supervisors Meeting, were approved.

May 11, 2022

Eden Hills CDD

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-06 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: August 10, 2022), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments (Phase 2)

Ms. Burns reviewed the resolution for the Board and went over the phases as well as the budget line-item increases. She offered to answer any questions from the Board. Ms. Burns stated that the assessment hearing would be for Phase 2A and 2B.

Ms. Gentry reminded the Board that this sets the high watermark for the assessments that they are going to collect. When the notices are sent out, the Board can always lower that amount if needed, that amount just could not increase.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, Resolution 2022-06 Approving the Proposed Fiscal Year 2022/2023 Budget, Declaring Special Assessments, and Setting the Public Hearings for August 10, 2022 at 5:00 p.m. on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments (Phase 2), was approved.

FIFTH ORDER OF BUSINESS

Ratification of Notice of Special Assessments for Phase 2

Ms. Burns stated that this notice would be recorded to add the Assessment Area 2 bonds that just closed.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, the Notice of Special Assessments for Phase 2, was approved.

SIXTH ORDER OF BUSINESS

Presentation and Approval of Updated Supplemental Assessment Methodology for Phase 2

Ms. Burns stated that this was for the series that already closed, the only change to the report was the bond sizing provided had 6% gross-up instead of 7%.

May 11, 2022

Eden Hills CDD

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

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-07
Authorizing Additional Validation**

Ms. Burns stated that they previously authorized \$25,000,000. This resolution would direct staff to file for additional validation up to \$35,000,000 for the future phases.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, Resolution 2022-07 Authorizing Additional Validation, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-08
Ratifying Series 2022 Bonds**

Ms. Burns stated that this resolution ratifies and confirms all of the action taken by District officers and District staff in the closing of the Series 2022 bonds.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, Resolution 2022-08 Ratifying Series 2022 Bonds, was approved.

NINTH ORDER OF BUSINESS

**Consideration of Amended and Restated
Disclosure of Public Financing**

Ms. Burns stated that this adds the most recent bond issuance to the existing disclosure.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, the Amended and Restated Disclosure of Public Financing, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing further to report.

B. Engineer

i. Ratification of Stormwater Management Analysis Proposal

May 11, 2022

Eden Hills CDD

Mr. Malave stated that the stormwater report is almost completed and that a draft could be expected within the next week.

On MOTION by Mr. Frye, seconded by Ms. Kowalski, with all in favor, the Stormwater Management Analysis Proposal, was ratified.

C. Field Manager’s Report

Mr. Tindall reviewed the Field Manager’s Report for the Board. The report was included in the agenda package.

D. District Manager’s Report

i. Approval of the Check Register

Ms. Burns stated that the check register was included in the Board’s agenda package. 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.

iii. Ratification of Summary of Series 2022A Requisitions #1 to #18

Ms. Burns stated that these requisitions had already been approved and just needed to be ratified by the Board.

On MOTION by Mr. Frye, seconded by Mr. Cassidy, with all in favor, the Series 2022A Requisitions #1 to #18, were ratified.

iv. Presentation of Number of Registered Voters – 11

Ms. Burns stated that there were 11 registered voters within the District as of April 15, 2022.

ELEVENTH ORDER OF BUSINESS

Other Business

May 11, 2022

Eden Hills CDD

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Jill Burns

Secretary/Assistant Secretary



Chairman/Vice Chairman