

**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, **April 12, 2023** at 5:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Eric Lavoie	Chairman
Jessica Kowalski	Vice Chairperson
Emily Cassidy	Assistant Secretary
Jessica Petrucci	Assistant Secretary
Bobbie Henley	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVV Law Group
Molly Banfield	District Engineer, Dewberry
Marshall Tindall	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period for anything that was on the agenda.

Marie Nicoletta noted that the development perimeter fence needs cleaning and the lights at the entry monument lights need to be checked. She also asked if there would be any bus stop shelters and it was stated that phase two has shelters in the plan but not in the near future.

Dave Stavus (253 Sophia Lane) stated that the speed limit on his street is 25 mph and noted that there are a lot of children in the neighborhood and would be more comfortable with a speed limit of 15 mph. Ms. Gentry reported that Florida statute places limits on what the speed limit can

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be. 25 mph is a specially approved speed limit to be lower than the typical statutory limits and the sheriffs have mentioned that they cannot enforce speed limits as low as 15 mph.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 15, 2023 Board of Supervisors Meeting

Ms. Burns presented the minutes from the February 15, 2023 Board of Supervisors meeting and asked for any questions, comments, or corrections the Board may have. Hearing no comments, she asked for a motion of approval.

On MOTION by Ms. Kowalski, seconded by Mr. Lavoie, with all in favor, the Minutes of the February 15, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amenity Policies and Rates for the District

Ms. Burns stated that the public hearing was advertised in the paper as per Florida statute and asked for a motion to open the public hearing.

On MOTION by Ms. Kowalski, seconded by Ms. Cassidy, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns opened the floor to public comment on the amenity policies and rates and discussion. Resident stated that a big concern was the age of a minor who is able to use the pool unsupervised. She is uncomfortable with the age of 14 and would like an older age for minors who are unaccompanied by an adult. She asked if minors are allowed to have friends with them. Ms. Burns stated that each household has a limit of 4 guests and guests need to be accompanied by someone over the age of 18. Ms. Gentry noted that there are restrictions that constitutionally justify why there are restrictions on lower ages and if the Board would like she can research the laws and that is something they could change in the future without having to hold another public hearing.

There being no other public comments, Ms. Burns asked for a motion to close the public hearing.

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On MOTION by Ms. Kowalski, seconded by Ms. Cassidy, with all in favor, Closing the Public Hearing, was approved.

i. Consideration of Resolution 2023-03 Adopting Amenity Policies and Rates for the District

Ms. Burns noted that the resolution can be found in the agenda package for Board review and it has not changed since they were presented at the previous meeting. Ms. Burns highlighted some of the pool rules that include no smoking and drinking at the pool. All residents must use their access cards to enter the facility and have a registered amenity card. Food and drink are limited to designated areas. No pets excluding service animals. Lakes and ponds are catch and release only. Included is the suspension and termination of privileges. She asked for any questions from the Board. There being none she asked for motion to approve the resolution.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, Resolution 2023-03 Adopting Amenity Policies and Rates for the District, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-04 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: July 12, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments

Ms. Burns noted the proposed date for the public hearing is July 12, 2023 at 4:00 p.m. The fiscal year starts October 1, 2023 and runs through September 30, 2024. They are required to set a preliminary budget that sets the cap for assessments. She stated that there are increases to several line items with inclusion of future phases that will be coming online with addition of landscaping and general repair and maintenance for field line items with a lot more land that will be accounted for. She continued to highlight different items in the budget for Board information. Ms. Burns added that staff is proposing an increase due to some of the amenity costs being prorated based on anticipated opening timeline. The proposed increase is \$1,083.25 which is an increase of \$276.80 per lot. If the Board approves, due to the increase, there is a requirement to send mailed notice to

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all residents prior to the public hearing date notifying them of the increase giving them an opportunity to attend the public hearing.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, Resolution 2023-04 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date July 12, 2023), Declaring Special Assessments, and Setting the Public Hearing on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-05 Authorizing Bank Account Signatories

Ms. Burns stated that this appoints officers of the secretary, treasurer, and assistant treasurer to be authorized signers on the account.

On MOTION by Ms. Kowalski, seconded by Mr. Lavoie, with all in favor, Resolution 2023-05 Authorizing Bank Account Signatories, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated that she had nothing additional for the Board and will look into the amenity access age issue and report back to the Board at the next meeting.

B. Engineer

Ms. Banfield stated that she had nothing to report.

C. Field Manager's Report

Mr. Tindall presented the field manager's report to the Board which can be found in the agenda package. He reviewed the report for the Board by phase highlighting landscaping issues including mowing and irrigation problems due to the dry season. Now that the other amenity is online, they are considering proposals for services and fine-tuning numbers to hopefully be within budget while doing temporary mowing as needed until contracts are agreed upon and executed. He provided an update on the hog situation and stated that a trap was set up and baited. They believe there were 17 hogs in total and five have been caught. The Board directed staff to pause

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the cost of trapping the hogs until they have a better idea of where they are congregating. Mr. Tindall will keep an eye on the situation and report back as necessary.

i. Consideration of Amenity Services Proposals

Mr. Tindall presented several proposals to the Board for consideration concerning the amenities and gave them a summary sheet of all of them.

a) Consideration of Proposals from Current Demands

1. Amenity Keycard Access Set-Up

2. Amenity Security Cameras Set-Up

Ms. Burns stated that Mr. Lavoie already approved this and now they are looking for a motion to ratify the amenity keycard and security camera setup.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Current Demands Amenity Keycard Access Set-up, and Amenity Security Cameras Set-up, was ratified.

b) Consideration of Pond Maintenance Services Proposal from Aquatic Weed Management

Mr. Tindall noted that there are three ponds that they are tracking. Aquatic Weed Management is the only vendor who has presented a proposal with a cost of \$350 per month that does not include trash pickup. The Board asked for Mr. Tindall to hold off on this for now and bring the proposal back to the next meeting.

c) Consideration of Pool Maintenance Services Proposal from Resort Pool Services

Mr. Tindall stated that Resort Pools Services cost is \$3,000 per month that includes three times a month cleaning. Mr. Tindall did mention that this is over the amount that has been budgeted for the rest of the year. He noted that they were the only vendor to respond.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Pool Maintenance Services Proposal from Resort Pools Services, was approved.

d) Consideration of Janitorial Maintenance Services Proposal from CSS

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Mr. Tindall presented the proposal for janitorial services for the pool to the Board and they are recommending using CSS. The proposal can be found in the agenda package. He stated the amount of garbage cans plus the recommendation of two more. The total cost for amenity services and trash removal is \$5,700 monthly which is \$1,400 over budget. There is money remaining in contingency costs in the budget.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Proposal from CSS for Janitorial Maintenance Service Proposals, was approved.

e) Consideration of Pest Control Services Proposal from Massey Services *(to be provided under separate cover)*

Mr. Tindall presented the proposal for pest control that was provided under separate cover totaling \$264 which is under budget.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Proposal for Pest Control Services from Massey Services, was approved.

f) Consideration of Landscape Maintenance Services Contract Addendum for New Phase 2 Areas from Floralawn *(to be provided under separate cover)*

Ms. Burns stated that this item will be tabled until the next Board meeting in hope to negotiate a better rate to fit withing the Districts budget.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns presented the check register and stated that it is included in the agenda package. This is from January 1st through February 28th and total \$182,367.33 She offered to answer any question for the Board. Hearing none, she asked for a motion of approval.

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

ii. Balance Sheet and Income Statement

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Ms. Burns noted that the financial statements are also included in the agenda package for review, and they are for the Board information, no action is required.

iii. Ratification of Series 2022A Requisition #54

Ms. Burns presented the ratification of the Series 2022A requisition #54 that has already been approved by the Chair and the district engineer and she is looking for ratification.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Series 2022A Requisition #54, was ratified.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

- Resident (Ashley) asked if the Board is able to speak up because it is very hard to hear when it is not Ms. Burns talking.
- Resident (Yolanda) asked about pest control and is concerned about the removal of the pigs. She'd rather more attention be placed on mosquito mitigation. Ms. Burns replied that the City of Lake Alfred is supposed to be on top of spraying. Staff has already spoken to a representative and she is welcome to reach out as well.
- Unnamed resident asked about a picnic table at the pavilion by the playground. Staff stated that it is on its way. She mentions there is a lot of grass growing under the dock and Mr. Tindall noted that he's not aware of a plan for that but will monitor it, but this is pond vendor related. The splashpad mushroom at the pool is on a timer that will run throughout the day. She asked about the trash at the amenity and if a carry-in/carry-out system would work. Staff noted that it probably wouldn't work. She does not want to pay for the contractor's trash removal and Ms. Burns assured her that they would mention something to the contractors about taking their own trash but that this is set up for the residents and that most of the trash will indeed come from the mailboxes. She asked if there was an opening date and there is not a confirmed opening date as of yet. She asked if there was a possibility for assessment costs to come down, and Ms. Burns noted that it is possible, but

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she can't say if it will or not. She complained about the streetlights not working and Ms. Burns noted that they are maintained by the utility provider, and they have been reported.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Eric Lavoie

Chairman/Vice Chairman