

**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, **October 11, 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  
Jessica Kowalski  
Jessica Petrucci  
Bobbie Henley

Chairman  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Corey Roberts  
Chace Arrington *by Zoom*  
Marshall Tindall

District Manager, GMS  
District Counsel, KVV Law  
District Engineer, Dewberry  
Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns opened up the public comment period. There were no public comments at this time.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the July 12,  
2023 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the July 12, 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.

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On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, the Minutes of the July 12, 2023 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Engagement Letter for  
Fiscal Year 2023 Audit Services with  
Berger, Toombs, Elam, Gaines & Frank**

Ms. Burns reviewed the engagement letter with Berger Toombs and the Board consensus was to approve a not to exceed amount of \$2,975.

On MOTION by Ms. Kowalski, seconded by Mr. Lavoie, with all in favor, the Engagement Letter for Fiscal Year 2023 Audit Services with Berger, Toombs, Elam, Gaines & Frank fee not to exceed \$2,975, was approved.

**FIFTH ORDER OF BUSINESS****Consideration of Proposal for Arbitrage  
Rebate Services from AMTEC for Series  
2020 and Series 2022 Special Assessment  
Bonds**

Ms. Burns reviewed the proposal for AMTEC to prepare the Series 2020 and Series 2022 arbitrage reports.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Proposal for Arbitrage Rebate Services from AMTEC for Series 2020 and Series 2022 Special Assessment Bonds, was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Proposal from Securitas  
for District Security Services (CLOSED  
SESSION DISCUSSION AVAILABLE –  
*if needed*)**

Ms. Burns and the Board discussed the proposal from Securitas to provide security services to the District. The proposal will be sent to Counsel to draft an agreement.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the ROW Agreement with Lake Alfred, was approved.

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On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, Delegating Authority to the Chair to Sign off on Final Form after City Approval, was approved.

**SEVENTH ORDER OF BUSINESS****Consideration of ROW Agreement with the City of Lake Alfred**

Ms. Burns and the Board discussed the Right of Way Agreement with the City of Lake Alfred. It was decided to delegate authority to the Chair to sign off on final form of the agreement after City approval.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the ROW Agreement with Lake Alfred, was approved to delegate authority to the Chair to sign off on final form of the agreement after City approval.

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Roberts had nothing further to report.

**B. Engineer****i. Consideration of Work Authorization 2024-01 from Dewberry to Provide District Engineering Services**

Mr. Arrington reviewed Work Authorization 2024-01 for the Board.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, Work Authorization 2024-01 from Dewberry to Provide District Engineering Services, was approved.

**C. Field Manager's Report**

Mr. Tindall reviewed the field manager's report.

**D. District Manager's Report****i. Approval of the Check Register**

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Ms. Burns presented the check register and stated that it is included in the agenda package. She offered to answer any question for the Board. Hearing none, she asked for a motion of approval.

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

**ii. Balance Sheet and Income Statement**

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. Presentation of Number of Registered Voters – 155**

Ms. Burns noted that there are 155 registered voters within Eden Hills CDD.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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

*Jill Burns*

Secretary/Assistant Secretary

DocuSigned by:

*Eric Lavoie*

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Chairman/Vice Chairman