

**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, **November 8, 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 *by Zoom*
Jessica Kowalski
Jessica Petrucci
Bobbie Henley
Emily Cassidy

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Lauren Gentry
Corey Roberts
Marshall Tindall

District Manager, GMS
District Counsel, KVV Law
District Counsel, KVV Law
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 stated for the record that there were no members of the public present in person of via Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members (Seat #2, Seat #3, and Seat #4)

Ms. Burns administered the oath of office to the newly elected Board members for seats # 2, #3, and #4. She stated because all new Board members serve on several Boards, there was no need to update them on the Sunshine Law at this time.

November 8, 2023

Eden Hills CDD

B. Consideration of Resolution 2024-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated for the record that Eric Lavoie joined the meeting. She stated that the results for the Landowners' Meeting resulted in 261 votes for Supervisor Petrucci, 261 for Supervisor Henley, and 260 for Supervisor Cassidy and asked or a motion to approve the resolution as outlined.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, Resolution 2024-01 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Ms. Burns noted that the election of officer happens everytime there is a landowners' meeting. The previous officers were Mr. Lavoie as the Chair, Ms. Kowalski as the Vice Chair, and the other three supervisors served as Assistant Secretaries. George Flint in the GMS office was also an Assistant Secretary while Ms. Burns served as the Secretary.

D. Consideration of Resolution 2024-02 Electing Officers

Ms. Burns asked if the Board would like to keep the officers the same as stated above and the Board agreed.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, Resolution 2024-02 Electing Officers as slate above, was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the October 11, 2023 Board of Supervisors Meeting

Ms. Burns presented the minutes from the October 11, 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 Ms. Petrucci, with all in favor, the Minutes of the October 11, 2023 Board of Supervisors Meeting, were approved.

November 8, 2023

Eden Hills CDD

FIFTH ORDER OF BUSINESS

Presentation of Fiscal Year 2022 Audit Report

Ms. Burns presented the audit report form Fiscal Year 2022 and stated that it was submitted after the deadline. It was considered a clean audit with no findings and asked for a motion to accept the report as presented.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the Fiscal Year 2022 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Services Report for Series 2022 Bonds from AMTEC

Ms. Burns presented the arbitrage rebate report to the Board from AMTEC and noted that the report is required under the trust indenture that the District has to demonstrate that they do not earn more interest that they pay. Page four of the report shows a negative arbitrage amount.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the Arbitrage Rebate Services Report for Series 2022 Bonds from AMTEC, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing further for the Board and offered to answer any questions. Hearing none, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

Mr. Tindall presented the Field manager's report to the Board and summarized it. The report can be found in the agenda package. He presented three proposals for the Board's consideration.

i. Consideration of Proposal for Timer for Water Feature Pump

November 8, 2023

Eden Hills CDD

Mr. Tindall stated the cost of the timer will likely pay for itself as the current pump is running 24/7 with a cost of \$410.53. Ms. Burns noted it would be even less due to the sales tax being listed and they could get it tax free.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the Proposal for Timer for Water Feature Pump, was approved.

ii. Consideration of Proposal from Janitorial Vendor to Add Garbage Services to Current Contract for Garbage Receptacles in Phase 2B

Mr. Tindall noted that he would like to add garbage services to the current janitorial services. The cost would be approximately \$50 per can. He wants to remove the garbage at the mailboxes to avoid the three-days-a-week service unless it is necessary. They can adjust back if needed.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the Proposal from Janitorial Vendor to Add Garbage Services to Current Contract for Garbage Receptacles in Phase 2B, was approved.

iii. Consideration of Proposal for Wildlife Caution Signs to be Installed Around Lake and Wetland Areas (to be provided under separate cover)

Mr. Tindall suggested that two signs be installed for wildlife caution at the playground and by the dock for the time being. He will present a proposal for a community wide warning but thinks getting two in in these areas will be important. Ms. Burns gave Mr. Tindall the go ahead to install the two and the Board will consider the next proposal brought back for the entire community.

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. The dates are from September 28, 2023-October 25, 2023 totaling \$44,069.69.

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

November 8, 2023

Eden Hills CDD

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.

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 Ms. Kowalski, seconded by Ms. Henley, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:

Eric Lavoie

CCF31A7A5A2B47A...

Chairman/Vice Chairman