

**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 Monday, **April 8, 2024** at 6:00 p.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Eric Lavoie <i>by Zoom</i>	Chairman
Jessica Kowalski <i>by Zoom</i>	Vice Chair
Bobbie Henley	Assistant Secretary
Emily Cassidy	Assistant Secretary
Jessica Petrucci	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Marshall Tindall	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 5:00 p.m. and called the roll. Three Supervisors were present in-person constituting a quorum, and the other two joined via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated any comments on agenda items listed will be taken at the beginning of the meeting and there will be a separate public comment at the end of the meeting for items not on the agenda. Does anyone have any comments on any of the agenda items listed?

- Resident asked about the grass. Ms. Burns noted the landscaping thing that is included in adding Phase 2B to the existing contract. If it is about a specific area or a general landscaping concern, that can be taken at the end.
- Resident brought up the problem of wild pigs. Ms. Burns noted that will be taken at the end.

April 8, 2024

Eden Hills CDD

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 8, 2023 Landowners’ Meeting and Board of Supervisors Meeting

Ms. Burns presented the minutes from the November 8, 2023 Landowner’s meeting and Board of Supervisors meeting. She asked for any questions, comments, or corrections.

On MOTION by Ms. Petrucci, seconded by Ms. Henley, with all in favor, the Minutes of the November 8, 2023 Landowner’s Meeting and Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 10, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

Ms. Burns stated the Board has to approve a preliminary budget by June 15th each year and this sets the assessment cap amount. They cannot exceed the per lot assessment without sending a mailed notice beyond what they have noticed. If this budget does not contemplate an increase to the platted lots currently in the community, unless there are items that would be added that would increase beyond what is seen here, the assessments will stay the same. The reason there is not an increase is the developer is going to deficit fund a portion of the budget this year in order to keep assessments the same while still under development. She noted they are setting their cap and can rearrange line items or allocate funds within the budget just can’t increase beyond what the current year assessment is, which is \$1,083.22 per lot.

On MOTION by Ms. Henley, seconded by Ms. Petrucci, with all in favor, Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget for July 10, 2024, was approved.

FIFTH ORDER OF BUSINESS

Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser

April 8, 2024

Eden Hills CDD

Ms. Burns state this is the annual renewal with the property appraise who supplies them a listing of all the parcels in the District which is used to compile the tax roll that goes to the tax collector so they can collect their assessments on the tax bill.

On MOTION by Ms. Henley, seconded by Ms. Petrucci, with all in favor, the Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Presentation and Approval of Arbitrage Rebate Report for Series 2022 Bonds from AMTEC

Ms. Burns stated the District is required under internal revenue code to demonstrate that they do not earn more interest on the bonds than they pay. Page 4 shows a negative arbitrage amount.

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

SEVENTH ORDER OF BUSINESS

Ratification of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated this agreement is administrative for their office and is an annual renewal. There are certain positions such as judges or police officers whose information is exempt from a public records request. This says that they will follow the guidelines about not turning over exempt parcels. This has already been signed so just need a motion to ratify.

On MOTION by Ms. Henley seconded by Ms. Petrucci, with all in favor, the 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Special Warranty Deed for Eden Hills Phase 2B

Ms. Burns stated this has already been executed. It is the conveyance of all of the common area tracts and parcels within Phase 2B.

April 8, 2024

Eden Hills CDD

On MOTION by Ms. Henley, seconded by Ms. Petrucci, with all in favor, the Special Warranty Deed for Eden Hills Phase 2B, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

Mr. Malave had nothing to report at this time.

i. Consideration of Work Order 2024-01 for Annual Consulting Engineering Services from Dewberry

Ms. Burns noted this is the annual renewal of their contract with the fees listed. She noted she would be happy to answer any questions on that and Rey is on the line as well. Ms. Henley asked if this is the same price as always. Ms. Burns stated it is your rates for the current year.

On MOTION by Ms. Henley, seconded by Ms. Petrucci, with all in favor, Work Order 2024-01 for Annual Consulting Engineering Services from Dewberry, was approved.

C. Field Manager’s Report

Mr. Tindall presented the Field Manager’s Report that can be found on pages 66-73 of the agenda packet. He touched base on the hogs and noted he would speak with the resident to see where the hogs are located.

A resident commented the hogs live near Sofia Lane behind the sidewalk and Lake Alfred. They are trashing the sod and are aggressive. One trap was set and several hogs were caught but there are more – Ms. Burns noted the District can expend additional funds. Mr. Tindall noted initial set up is about \$2,000 which is \$1,650 plus a \$375 setup charge that is a one-time fee then \$60.50 every month thereafter. He noted by the next meeting he will review it and have photos and notes as well as make sure the hog trapper pricing is the same.

April 8, 2024

Eden Hills CDD

i. Consideration of Addendum from Prince and Sons, Inc. to Add Phase 2B to Current Landscape Services Contract

Mr. Tindall presented the proposal from Prince and Sons to extend the contract adding Phase 2B. The proposal can be found on page 76 of the agenda totaling \$16,704 and follows the existing mowing scope.

On MOTION by Ms. Henley, seconded by Ms. Petrucci, with all in favor, the Addendum from Prince and Sons, Inc. to Add Phase 2B to Current Landscape Services Contract, was approved.

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 for review. She noted she would be happy to answer any questions.

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

ii. Balance Sheet and Income Statement

Ms. Burns noted the financial statements through February are included in the agenda package for review. These are for informational purposes. No action is necessary from the Board.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Audience Comments:

- Steve McCall – Commented on weeds in dog park/people not picking up behind their dogs. Does Lake Alfred take care of the roads? Ms. Burns noted a reminder can be sent to dog owners. Yes, Lake Alfred owns the roads.
- Resident – Commented on odd security guard/lifeguard at pool. Has video of the hogs. Light at mailbox doesn’t work. Number of guests at pool? Can outside residents use pool? Mosquito problem, nails dropped in roads damaging tires. Ms. Burns noted the guard was

April 8, 2024

Eden Hills CDD

replaced, mailbox light will be reviewed, the number of guests per household is limited. Florida Statute requires they offer a non-resident user fee. Call or email City of Lake Alfred about road/tire issue. The CDD owns common areas & amenities. HOA has jurisdiction over private lots.

- Resident (Nathan) – Commented the common area on the North side of his home isn't being mowed and the dog park has weeds and sandspurs. Light out at 625 with wires. Mr. Tindall will let landscaper know this area is getting missed. Ms. Burns noted lights are owned/maintained by the utility provider but will report it.
- Resident (Griffin) – How often is dog park maintained? Mr. Tindall noted mowing is 42 times per year. If Board allows, he will have the landscaper do a treatment for sandspurs.
- Resident – Questioned speed limit signs. Ms. Burns noted the roads are owned by Lake Alfred so traffic enforcement signage is through Lake Alfred.
- Resident – Asked about hiring a security guard. Ms. Burns noted the security contract has a camera system with remote guarding and motion sensors when pool is closed. Guard presence 16 hours a week at peak hours. The guard is to enforce pool rules. Residents need to be at pool with their guests.
- Resident- Asked if CDD is 25-30 years. Ms. Burns noted the bond portion of the CDD payment is 30 years from the issuance date. O&M is always in place. Ms. Burns noted she can give the payoff quote on the debt portion and it can be paid off at any time. There is some savings with paying it off up front. The debt assessment runs with the land no matter who the owner is. Next Landowner's election is November 2025.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Jill Burns

Secretary/Assistant Secretary

DocuSigned by:

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Chairman/Vice Chairman