

**MINUTES OF MEETING  
HILLS OF MINNEOLA  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hills of Minneola Community Development District held a Regular Meeting on March 28, 2022 at 1:00 p.m., at the City of Minneola City Hall, 800 N. U.S. Highway 27, Minneola, Florida 34715.

**Present were:**

Richard Jerman	Chair
Denver Marlow	Vice Chair
James Dunn	Assistant Secretary
Dan Edwards	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
Vivek Babbar (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 1:02 p.m. He stated that the Oath of Office was administered to Supervisors Jerman and Dunn prior to the meeting.

Supervisors Jerman, Marlow, Dunn and Edwards were present. Supervisor Schott was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Adam Schott,  
Seat 5 [Term Expires November 2025]**

Mr. Rom presented Mr. Adam Schott's resignation letter.

**On MOTION by Mr. Dunn and seconded by Mr. Marlow with all in favor, the resignation of Mr. Adam Schott, from Seat 5, was accepted.**

**FOURTH ORDER OF BUSINESS**

**Consider Appointment of Max Perlman to Fill Unexpired Term of Seat 5**

Mr. Jerman nominated Mr. Max Perlman to fill Seat 5.

No other nominations were made.

**On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, the appointment of Mr. Max Perlman to fill Seat 5, term expires November 2025, was approved.**

**A. Administration of Oath of Office to Newly Elected Supervisors (the following to be provided in a separate package**

- I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- II. Membership, Obligations and Responsibilities**
- III. Financial Disclosure Forms**
  - a. Form 1: Statement of Financial Interests**
  - b. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - c. Form 1F: Final Statement of Financial Interests**
- IV. Form 8B – Memorandum of Voting Conflict**

Mr. Rom stated he would contact Mr. Perlman in advance of the next meeting, as he was not present. This item was deferred.

**B. Consideration of Resolution 2022-05, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Rom presented Resolution 2022-05. Mr. Jerman nominated the following slate of officers:

Richard Jerman	Chair
Denver Marlow	Vice Chair

Craig Wrathell	Secretary
Dan Edwards	Assistant Secretary
Max Perlman	Assistant Secretary
James Dunn	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Daniel Rom	Assistant Secretary

No other nominations were made.

Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**On MOTION by Mr. Jerman and seconded by Mr. Dunn, with all in favor, Resolution 2022-05, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Ratification of BWG Landscape & Irrigation, LLC, Short-Term Landscape Maintenance Agreement**

Mr. Rom presented the BWG Landscape & Irrigation, LLC, Short-Term Landscape Maintenance Agreement, previously executed by the Chair.

**On MOTION by Mr. Marlow and seconded by Mr. Dunn, with all in favor, the BWG Landscape & Irrigation, LLC, Short-Term Landscape Maintenance Agreement, was ratified.**

Mr. Rom stated he spoke with several Board Members regarding funding requests. While the CDD has had minimal operational expenses, the month-to-month Landscape Maintenance Agreement that began in January generated sizable monthly expenses and March funding requests that would not be reflected in the current Unaudited Financials. Appropriate lines of communication were established to ensure prompt approval and return of funding requests.

The Board agreed that, to build a one-month reserve for these expenses, the next funding requests would include a request for a \$5,000 reserve from each Landowner.

**SIXTH ORDER OF BUSINESS**

**Ratification of Acceptance of the Conveyance of Certain Common Areas to the District and Accepting the Maintenance Thereof**

Mr. Rom presented the Quit Claim Deeds for two parcels to be conveyed to the CDD. Mr. Jerman discussed these undevelopable preservation and conservation areas for which the CDD pays no taxes. Mr. Babbar stated the paperwork is in order for ratification.

**On MOTION by Mr. Marlow and seconded by Mr. Edwards, with all in favor, acceptance of conveyance of certain Common Areas to the CDD, the associated documents and acceptance of the maintenance thereof, was ratified.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06, Authorizing the Issuance of not Exceeding \$25,000,000 Principal Amount Hills of Minneola Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Creating the District; Approving the Master Trust Indenture; Approving and Appointing a Trustee; Authorizing The Commencement Of Validation Proceedings Relating To The Foregoing Bonds; Authorizing And Approving Other Matters Relating To The Foregoing Bonds; And Providing An Effective Date**

Mr. Jerman stated the original authorization did not include adequate funds; the assessments resulting from the additional bond issuance related to Pulte property would be levied against those parcels.

Mr. Babbar presented Resolution 2022-06, which accomplishes the following:

- Authorizes issuance of a not to exceed \$25,000,000 aggregate principal amount of bonds.
- Authorizes and directs District Counsel and Bond Counsel to proceed with filing validation documentation.

**On MOTION by Mr. Marlow and seconded by Mr. Dunn, with all in favor, Resolution 2022-06, Authorizing the Issuance of not Exceeding \$25,000,000 Principal Amount Hills of Minneola Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Creating the District; Approving the Master Trust Indenture; Approving and Appointing a Trustee; Authorizing The Commencement Of Validation Proceedings Relating To The Foregoing Bonds; Authorizing And Approving Other Matters Relating To The Foregoing Bonds; And Providing An Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2022**

Mr. Rom presented the Unaudited Financial Statements as of February 28, 2022.

**On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, the Unaudited Financial Statements as of February 28, 2022, were accepted.**

**NINTH ORDER OF BUSINESS**

**Approval of January 24, 2022 Regular Meeting Minutes**

Mr. Rom presented the January 24, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Jerman and seconded by Mr. Dunn, with all in favor, the January 24, 2022 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Straley Robin Vericker***

Mr. Babbar stated he would continue monitoring the Legislative session for bills affecting CDDs and updates would be provided as the session progresses.

**B. District Engineer: *Poulos & Bennett, LLC***

There was no report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

Mr. Rom requested an update on bulk lot sales. Mr. Jerman stated that only one more sale was pending and would occur in August or September 2022.

- **NEXT MEETING DATE: April 25, 2022 at 1:00 p.m.**

- **QUORUM CHECK**

Mr. Rom stated the April 25, 2022 meeting might be cancelled. The May 23, 2022 meeting would include an amendment to the Fiscal Year 2022 budget and a discussion regarding the proposed Fiscal Year 2023 budget.

Discussion ensued regarding possible budget amendments, bond issuances and the timing related to bond validation.

Ms. Cerbone stated that Staff would work with Mr. Hills and Mr. Dunn on the operational costs. Mr. Rom stated that Mr. Hills would visit the CDD on April 7, 2022.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

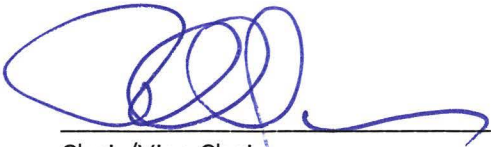
**On MOTION by Mr. Dunn and seconded by Mr. Jerman, with all in favor, the meeting adjourned at 1:18 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair