

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

The Board of Supervisors of the Hills of Minneola Community Development District held Multiple Public Hearings and a Regular Meeting on August 22, 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
Max Perlman	Assistant Secretary
Daniel Edwards	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 1:02 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2022-10, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom pointed to the "Consolidated General Revenue Fund and Special Revenue Fund" ancillary document inserted into the agenda book, which reflects the requested new

format to break down costs specific to the South and North parcels and shared costs. Upon further feedback from the Chair, a revised version of the document was distributed and reviewed. The Board confirmed that the document within the agenda book was sufficient.

Mr. Rom presented Resolution 2023-10 and reviewed the proposed Fiscal Year 2023 budget.

On MOTION by Mr. Dunn and seconded by Mr. Marlow, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Marlow and seconded by Mr. Perlman, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Marlow and seconded by Mr. Perlman, with all in favor, Resolution 2022-10, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operations Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2022-11, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Approving the Form of a Budget Funding Agreement; Providing for Severability; Providing for an Effective Date**

Mr. Rom presented Resolution 2022-11 and read the title.

On MOTION by Mr. Dunn and seconded by Mr. Marlow, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Marlow and seconded by Mr. Dunn, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Perlman and seconded by Mr. Marlow, with all in favor, Resolution 2022-11, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Approving the Form of a Budget Funding Agreement; Providing for Severability; Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-12, Confirming Authorization to Pay Invoices for Work Previously Approved; Authorizing the District Manager, Field Operations Manager, and the Chair or Vice-Chair of the Board of Supervisors to Enter into Certain Routine or Time Sensitive and Emergency Contracts and Disburse Funds for Payment of Certain Expenses without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for the Repeal of Prior Spending Authorizations; Providing for an Effective Date

Mr. Rom presented Resolution 2022-12 and read the title.

On MOTION by Mr. Dunn and seconded by Mr. Marlow, with all in favor, Resolution 2022-12, Confirming Authorization to Pay Invoices for Work Previously Approved; Authorizing the District Manager, Field Operations Manager, and the Chair or Vice-Chair of the Board of Supervisors to Enter into Certain Routine or Time Sensitive and Emergency Contracts and Disburse Funds for Payment of Certain Expenses without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for the Repeal of Prior Spending Authorizations; Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Ratification of Temporary License Agreement to use District Property for Access for Pool Construction

Mr. Rom presented the executed Temporary License Agreement.

On MOTION by Mr. Marlow and seconded by Mr. Perlman, with all in favor, the Temporary License Agreement between the Hills of Minneola Community Development District and Justin Barcenilla and Angelic Villena allowing use of District Property for access for pool construction, was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Yellowstone Landscape Proposal #233402 for Mainline Repair

Mr. Rom presented Yellowstone Landscape (Yellowstone) Proposal #233402.

On MOTION by Mr. Marlow and seconded by Mr. Dunn, with all in favor, Yellowstone Landscape Proposal #233402 for Mainline Repair, in a not-to-exceed amount of \$304.88, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Jr. Davis Construction Co., Inc., Change Order #03 for Fuel Escalation

Mr. Rom presented Jr. Davis Construction Co., Inc., Change Order #03.

On MOTION by Mr. Marlow and seconded by Mr. Dunn, with all in favor, Jr. Davis Construction Co., Inc., Change Order #03 for Fuel Escalation for June 2022, in a not-to-exceed amount of \$645,431.60, was ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2022

Mr. Rom presented the Unaudited Financial Statements as of July 31, 2022.

On MOTION by Mr. Perlman and seconded by Mr. Edwards, with all in favor, the Unaudited Financial Statements as of July 31, 2022, were accepted.

TENTH ORDER OF BUSINESS

Approval of July 25, 2022 Regular Meeting Minutes

Mr. Rom presented the July 25, 2022 Regular Meeting Minutes.

On MOTION by Mr. Marlow and seconded by Mr. Dunn, with all in favor, the July 25, 2022 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Straley Robin Vericker*

Mr. Babbar stated the second Bond Validation Hearing will be September 21, 2022 at 2:45 p.m., via Zoom.

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

There was no report.

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

- **NEXT MEETING DATE: September 26, 2022 at 1:00 p.m.**
 - **QUORUM CHECK**

The next meeting would be September 26, 2022, unless cancelled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

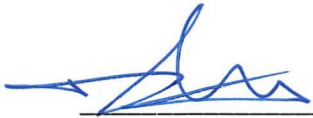
Public Comments

There were no public comments.

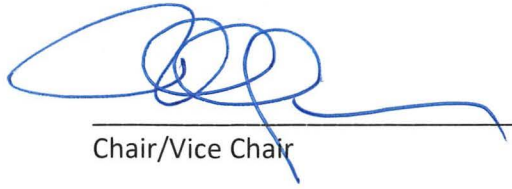
FOURTEENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chair/Vice Chair