

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

The Board of Supervisors of the Hills of Minneola Community Development District held Public Hearings and a Regular Meeting on August 28, 2023 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
Daniel Edwards	Vice Chair
James Dunn	Assistant Secretary
Matthew White	Assistant Secretary
Max Perlman	Assistant Secretary

Also present were:

Daniel Rom	District Manager
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 1:16 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Matthew White [SEAT 1] (the following will be provided in a separate package)

Mr. Rom stated the Oath of Office was administered to Mr. Matthew White prior to the meeting commencing. Mr. White confirmed that he is familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**

- I. Form 1: Statement of Financial Interests
- II. Form 1X: Amendment to Form 1, Statement of Financial Interests
- III. Form 1F: Final Statement of Financial Interests
- D. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Proof/Affidavit of Publication
- B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented Resolution 2023-06 and reviewed the Fiscal Year 2024 budget.

Mr. Jerman asked if seasonal flowers are included in the “Plants shrubs and annuals” line item. Mr. Hills replied affirmatively. Asked about holiday decorations, Mr. Hills stated those items are in the HOA budget.

Mr. Edwards asked if there is a site map in the landscape contract that shows all the areas that need to be maintained, as he believes a few open spaces were platted as HOA tracts instead of CDD tracts. Mr. Rom stated Staff typically includes a landscape map with the contract but he will check and obtain a copy for the Board Members.

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

No members of the public spoke.

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

On MOTION by Mr. Perlman and seconded by Mr. Edwards, with all in favor, Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2023-07, 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; Providing for Severability; Providing for an Effective Date**

Mr. Rom presented Resolution 2023-07 and read the title.

Asked if there is a change in the debt assessment schedule, Mr. Rom stated there is no change and the principal and two interest payments will be made.

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

No members of the public spoke.

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

On MOTION by Mr. Edwards and seconded by Mr. Perlman, with all in favor, Resolution 2023-07, 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; Providing for Severability; Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Amending its Budget for The Fiscal Year

Beginning October 1, 2022, and Ending September 30, 2023; Documenting that it Did Not Need to Collect Certain Operation and Maintenance Assessments; Providing for an Effective Date

Mr. Rom presented Resolution 2023-08 and read the title. This only pertains to the Special Revenue Fund North, which initially had an off-roll budget but the budget is being amended changing those revenues from off-roll assessments to a Developer contribution.

On MOTION by Mr. Perlman and seconded by Mr. Dunn, with all in favor, Resolution 2023-08, Amending its Budget for The Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Documenting that it Did Not Need to Collect Certain Operation and Maintenance Assessments; Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Ratification of Yellowstone Landscape, Proposal #317670 for Irrigation Repairs per May Inspection

Mr. Rom presented Yellowstone Landscape Proposal #317670 for Irrigation Repairs related to the May inspection.

On MOTION by Mr. Jerman and seconded by Mr. Perlman, with all in favor, Yellowstone Landscape Proposal #317670 for Irrigation Repairs related to the May inspection, was ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2023

Mr. Rom presented the Unaudited Financial Statements as of July 31, 2023.

On MOTION by Mr. Edwards and seconded by Mr. White, with all in favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.

NINTH ORDER OF BUSINESS

Approval of May 22, 2023 Regular Meeting Minutes

Mr. Rom presented the May 22, 2023 Regular Meeting Minutes.

On MOTION by Mr. Dunn and seconded by Mr. Edwards, with all in favor, the May 22, 2023 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: Straley Robin Vericker**
- B. **District Engineer: Poulos & Bennett, LLC**

There were no District Counsel or District Engineer reports.

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

- **Field Operations Manager: Mark Hills**

This item was an addition to the agenda.

Mr. Hills reported the following:

- There were a few issues with the wells and the necessary repairs are being made.
- A few newer tracts between the houses are being mowed this week.
- He will meet with the landscapers in the following week to make sure everything is completed.
- The weeds at the entrance were pulled.

- **NEXT MEETING DATE: September 25, 2023 at 1:00 PM**

- **QUORUM CHECK**

The next meeting will be held on September 25, 2023, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members or requests.

TWELFTH ORDER OF BUSINESS

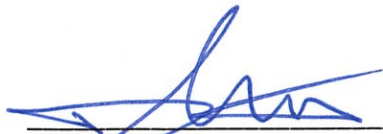
Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. White and seconded by Mr. Perlman, with all in favor, the meeting adjourned at 1:35 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair