

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

The Board of Supervisors of the Hills of Minneola Community Development District held a Public Hearing and a Regular Meeting on May 29, 2024 at 10:00 a.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711.

Present:

Richard Jerman	Chair
Daniel Edwards	Vice Chair
James Dunn	Assistant Secretary
Max Perlman	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC
Vivek Babbar (via telephone)	District Counsel
Mark Stehli (via telephone)	District Engineer
Tim Bramwell (via telephone)	Bond Counsel
Mark Hills (via telephone)	Operations Manager
Rashmi Mehta	Resident
Audrey Ney	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:02 a.m. Supervisors Jerman, Edwards, Perlman and Dunn were present. Supervisor White was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

A. Affidavit/Proof of Publication**B. Mailed Notice to Property Owner(s)**

These items were included for informational purposes.

C. Presentation of First Supplemental Engineer's Report (for informational purposes)

Mr. Rom stated that the First Supplemental Engineer's Report was presented in detail at the last meeting.

D. Presentation of Revised Master Special Assessment Methodology Report (North Parcel Assessment Area One), dated April 22, 2024 (for informational purposes)

Mr. Rom stated that the Revised Master Special Assessment Methodology Report (North Parcel Assessment Area One), dated April 22, 2024 was presented in detail at the last meeting.

E. Presentation of Final Third Supplemental Special Assessment Methodology Report (North Parcel Assessment Area One Project), dated May 1, 2024 (for informational purposes)

Mr. Rom presented Final Third Supplemental Special Assessment Methodology Report (North Parcel Assessment Area One Project), dated May 1, 2024 and stated it that the only updates to this Report were to reflect the final financing numbers.

Mr. Rom reviewed the Tables on Pages 15 through 17 and noted the following:

- Table 1 reflects a total of 346 units of varying sizes for Assessment Area One.
- Table 2 reflects Capital Improvement Plan North Parcel Project Costs of \$13,565,290.62.
- Table 3 reflects the Sources and Uses of Funds.
- Table 4 reflects the Benefit Allocations.
- Table 5 reflects the Bond Assessment Apportionment.

F. Resolution 2024-09, Authorizing the Construction and Acquisition of Certain Public Capital Improvements; Equalizing, Approving, Confirming, and Levying Non-Ad Valorem Special Assessments on the Property Specially Benefited by Such Improvements to Pay the Cost Thereof; Providing a Method for Allocating the Total Assessments Among the Benefited Parcels Within the District; Providing for Penalties, Charges, Discounts, and Collection Procedures; Confirming the District's Intention to

Issue its Special Assessment Revenue Bonds; Providing for Challenges and Procedural Irregularities; Providing for Severability, Conflicts, and an Effective Date

Mr. Rom presented Resolution 2024-09.

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

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

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

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as an Equalizing Board, made no changes to the assessment levels.

On MOTION by Mr. Perlman and seconded by Mr. Dunn, with all in favor, Resolution 2024-09, Authorizing the Construction and Acquisition of Certain Public Capital Improvements; Equalizing, Approving, Confirming, and Levying Non-Ad Valorem Special Assessments on the Property Specially Benefited by Such Improvements to Pay the Cost Thereof; Providing a Method for Allocating the Total Assessments Among the Benefited Parcels Within the District; Providing for Penalties, Charges, Discounts, and Collection Procedures; Confirming the District's Intention to Issue its Special Assessment Revenue Bonds; Providing for Challenges and Procedural Irregularities; Providing for Severability, Conflicts, and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-10,
Setting Forth the Final Terms of the Special
Assessments Which Secure the Series 2024**

**Bonds; Adopting a Final Supplemental
Special Assessment Methodology Report;
and Providing for Severability, Conflicts
and an Effective Date**

Mr. Rom presented Resolution 2024-10. Mr. Babbar stated that this Resolution adopts the final terms and the final Methodology Report reflecting those terms.

On MOTION by Mr. Perlman and seconded by Mr. Jerman, with all in favor, Resolution 2024-10, Setting Forth the Final Terms of the Special Assessments Which Secure the Series 2024 Bonds; Adopting a Final Supplemental Special Assessment Methodology Report; and Providing for Severability, Conflicts and an Effective Date, was adopted.

▪ **FMSbonds, Inc., Bond Underwriter Agreement for the Series 2024 Bonds**

This item was an addition to the agenda.

Mr. Rom presented the Bond Underwriter Agreement; this is the standard Agreement.

On MOTION by Mr. Perlman and seconded by Mr. Edwards, with all in favor, the FMSbonds, Inc., Bond Underwriter Agreement for the Series 2024 Bonds, was approved.

Mr. Bramwell and Mr. Stehli left the meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-05,
Approving a Proposed Budget for Fiscal
Year 2024/2025 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

Mr. Rom presented Resolution 2024-05. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Mr. Rom noted that a significant number of the North Parcel parcels will remain off roll; the final rolls from the Lake County Property Appraiser have not been received yet but are anticipated in a few weeks. Once received, the on-roll and off-roll numbers will be updated.

Discussion ensued regarding assessment amounts for the various product types for the North and South Parcel Assessment Areas for both the on and off-roll assessments, assessments.

Mr. Rom noted that the Board can make changes to the proposed Fiscal Year 2025 budget up until it is adopted at the August Public Hearing. He noted that the anticipated assessment increase is due to significant increases in certain Field Operations and Maintenance (O&M) expenses.

On MOTION by Mr. Edwards and seconded by Mr. Perlman, with all in favor, Resolution 2024-05, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 26, 2024 a 1:00 p.m. at the City of Minneola City Hall, 800 N. US Hwy 27, Minneola, Florida 34715; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-11, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Rom presented Resolution 2024-11. Mr. Perlman nominated the following:

Kristen Thomas

Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Cindy Cerbone

Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Richard Jerman

Chair

Daniel Edwards

Vice Chair

Matthew White

Assistant Secretary

James Dunn

Assistant Secretary

Max Perlman	Assistant Secretary
Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Perlman and seconded by Mr. Edwards, with all in favor, Resolution 2024-11, Electing, as nominated and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Cherrylake Proposal for Landscape Maintenance of Del Webb Mineola Phase 1 Entry**

Mr. Rom presented the Cherrylake Proposal for Landscape Maintenance of Del Webb Mineola Phase 1 Entry and noted this work does not reach the cost threshold that would require the CDD to obtain multiple bids or go through the Request for Proposals (RFP) process.

A Board Member stated that he refuses to approve this proposal as he wants to see proposals/bids from other vendors.

Mr. Rom will seek proposals from at least one more vendor.

Discussion ensued regarding Cherrylake's familiarity with the CDD by way of their work on HOA projects, some Board Members not wanting to hire a vendor to perform just one project, etc.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2024**

On MOTION by Mr. Edwards and seconded by Mr. Dunn, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

NINTH ORDER OF BUSINESS**Approval of April 22, 2024 Regular Meeting Minutes**

On MOTION by Mr. Jerman and seconded by Mr. Dunn, with all in favor, the April 22, 2024 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 reports from District Counsel or the District Engineer.

- C. **Field Operations: Mark Hills**

Mr. Hills discussed an area with washouts.

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

- **NEXT MEETING DATE: June 24, 2024 at 1:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on June 24, 2024, unless canceled.

ELEVENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

Resident Rashmi Mehta asked a question about the water.

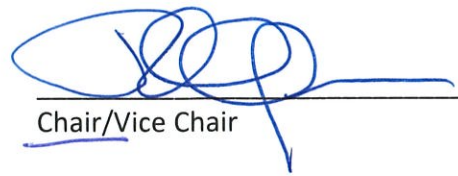
Resident Audrey Ney thanked the Board and Staff for all they have done to make this a beautiful community to live in.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Jerman and seconded by Mr. Dunn, with all in favor, the meeting adjourned at 10:42 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair