

**MINUTES OF MEETING  
ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting and Multiple Public Hearings of the Orange Blossom Ranch Community Development District were held on Wednesday, March 22, 2017, *immediately following the Landowners' Meeting*, at 3:15 p.m., at the offices of The Ronto Group, located at 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103.

**Present at the meeting were:**

Jim Reinders

Mark Taylor

Brian O'Donnell

Ken Bloom

Karen Welks

Chair

Vice Chair

Assistant Secretary

Assistant Secretary

Assistant Secretary

**Also present were:**

Cindy Cerbone

Jere Earlywine (*via telephone*)

Carl Barraco (*via telephone*)

Wrathell, Hunt and Associates, LLC

District Counsel

Barraco and Associates, Inc.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 3:29 p.m., and noted, for the record, that all Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

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

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Reinders, Mr. Taylor, Mr. O'Donnell, Mr. Bloom and Ms. Welks. Ms. Cerbone provided and explained the following items:

- 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**
- E. **Florida Statutes, Chapter 190: Community Development Districts**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-25, Canvassing and Certifying the Results of the Landowners' Election**

Ms. Cerbone presented Resolution 2017-25 for the Board's consideration. Mr. Reinders received 220 votes for Seat 1, Mr. Taylor received 220 votes for Seat 2, Mr. O'Donnell received 210 votes for Seat 3, Mr. Bloom received 210 votes for Seat 4 and Ms. Welks received 211 votes for Seat 5. Mr. Reinders and Mr. Taylor, receiving the highest number of votes, would serve four-year terms and Mr. O'Donnell, Mr. Bloom and Ms. Welks would serve two-year terms.

**On MOTION by Mr. Reinders and seconded by Mr. Bloom, with all in favor, Resolution 2017-25, Canvassing and Certifying the Results of the Landowner's Election, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-29, Electing Officers of the District**

Ms. Cerbone presented Resolution 2017-29 for the Board's consideration. Mr. Wrathell should serve as Secretary and Treasurer, Mr. Pinder as Assistant Treasurer and Ms. Cerbone as Assistant Secretary.

Mr. Reinders nominated the following slate of officers:

- |            |                |
|------------|----------------|
| Chair      | Jim Reinders   |
| Vice Chair | Mark Taylor    |
| Secretary  | Craig Wrathell |

Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder
Assistant Secretary	Brian O'Donnell
Assistant Secretary	Ken Bloom
Assistant Secretary	Karen Welks
Assistant Secretary	Cindy Cerbone

No other nominations were made.

**On MOTION by Mr. Reinders and seconded by Ms. Welks, with all in favor, Resolution 2017-29, Electing Officers of the District, as nominated, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-30, Designating the Authorized Signatories for the District's Operating Bank Account(s)**

Ms. Cerbone presented Resolution 2017-30 for the Board's consideration. The Chair, Vice Chair, Treasurer and Assistant Treasurer were designated as authorized signatories. All warrants and checks would be countersigned by the Treasurer.

**On MOTION by Ms. Welks and seconded by Mr. Reinders, with all in favor, Resolution 2017-30, Designating the Authorized Signatories for the District's Operating Bank Account(s), was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

**A. Affidavit/Proof of Publication**

Ms. Cerbone presented the affidavit of publication for today’s Public Hearing.

**B. Consideration of Resolution 2017-31, Rescinding Resolution 2017-28 and Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments**

Ms. Cerbone presented Resolution 2017-31 for the Board’s consideration. The purpose of rescinding Resolution 2017-28 was due to a publication error by the newspaper.

**\*\*\*Ms. Cerbone opened the Public Hearing.\*\*\***

No members of the public spoke.

**\*\*\*Ms. Cerbone closed the Public Hearing.\*\*\***

**On MOTION by Mr. Bloom and seconded by Mr. Taylor, with all in favor, Resolution 2017-31, Rescinding Resolution 2017-28 and Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Adoption of the District’s Final Budget for Fiscal Year 2016/2017, Pursuant to Florida Law**

**A. Affidavit/Proof of Publication**

Ms. Cerbone presented the affidavit of publication for today’s Public Hearing.

**B. Consideration of Resolution 2017-32, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning November 17, 2016, and Ending September 30, 2017; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2017-32 for the Board’s consideration. There were no changes to the budget. The General Fund Budget was comprised of \$93,728 in developer contributions, administrative, operational and bond related expenditures.

**\*\*\*Ms. Cerbone opened the Public Hearing.\*\*\***

No members of the public spoke.

**\*\*\*Ms. Cerbone closed the Public Hearing.\*\*\***

**On MOTION by Mr. Reinders and seconded by Ms. Welks, with all in favor, Resolution 2017-32, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning November 17, 2016, and Ending September 30, 2017; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes**

**A. Affidavits of Publication**

- **Notice of Rule Development**
- **Notice of Rule Making**

Ms. Cerbone presented the affidavits of publication for today’s Public Hearing.

**B. Consideration of Resolution 2017-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2017-33 for the Board’s consideration. The Rules of Procedure cover officers, voting, meetings, workshops, rulemaking procedures, competitive purchases, pre-qualifications, insurance and audits.

Mr. Earlywine stated that the same Rules were adopted for the Orange Blossom Groves CDD.

**\*\*\*Ms. Cerbone opened the Public Hearing.\*\*\***

No members of the public spoke.

**\*\*\*Ms. Cerbone closed the Public Hearing.\*\*\***

**On MOTION by Mr. O'Donnell and seconded by Mr. Bloom, with all in favor, Resolution 2017-33, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Approval of Unaudited Financial Statements as of February 28, 2017**

Ms. Cerbone presented the Unaudited Financial Statements as of February 28, 2017. The website was operating and in compliance with the website requirements for all CDDs.

**On MOTION by Mr. Reinders and seconded by Ms. Welks, with all in favor, the Unaudited Financial Statements as of February 28, 2017, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Minutes**

**A. February 15, 2017 Landowners' Meeting**

Ms. Cerbone presented the February 15, 2017 Landowners' Meeting Minutes and asked for any additions, deletions or corrections.

**B. February 15, 2017 Regular Meeting and Public Hearings**

Ms. Cerbone presented the February 15, 2017 Regular Meeting and Public Hearings Minutes and asked for any additions, deletions or corrections.

**On MOTION by Mr. Reinders and seconded by Mr. O'Donnell, with all in favor, the February 15, 2017 Landowners' and Regular Meeting and Public Hearings Minutes, as presented, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Hopping, Green & Sams, P.A.***

Mr. Earlywine stated that the April 10, 2017 Bond Validation Hearing was rescheduled to April 25, 2017. Emails would be sent closer to the hearing date.

**B. District Engineer: *Barraco and Associates, Inc.***

There being no report, the next item followed.

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

There being no report, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Audience Comments**

There being no audience comments, the next item followed.

**FIFTEENTH ORDER OF BUSINESS**


**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Taylor and seconded by Mr. Bloom, with all in favor, the meeting adjourned at 3:44 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair