

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

The Board of Supervisors of the Orange Blossom Ranch Community Development District held Multiple Public Hearings and a Regular Meeting on July 24, 2019, at 2:00 p.m., or immediately thereafter the adjournment of the Orange Blossom Groves Community Development District meeting, at the offices of The Ronto Group, located at 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103.

**Present at the meeting were:**

|                 |                     |
|-----------------|---------------------|
| Mark Taylor     | Chair               |
| Ken Bloom       | Vice Chair          |
| Brian O'Donnell | Assistant Secretary |
| Karen Welks     | Assistant Secretary |
| Kathy Miller    | Assistant Secretary |

**Also present were:**

|                                |                                   |
|--------------------------------|-----------------------------------|
| Cindy Cerbone                  | District Manager                  |
| Lisa Dao                       | Wrathell Hunt and Associates, LLC |
| Jere Earlywine (via telephone) | District Counsel                  |
| Carl Barraco (via telephone)   | District Engineer                 |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 2:18 p.m. 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**

**Public Hearing on Adoption of Fiscal Year  
2019**

**A. Proof/Affidavit of Publication**

The proof of publication was included for informational purposes.

**ORANGE BLOSSOM RANCH CDD**

**July 24, 2019**

**B. Consideration of Resolution 2019-04, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing budget Amendments; and Providing an Effective Date**

Ms. Cerbone reviewed the proposed Fiscal Year 2020 budget line items. A Board Member asked if the On-Roll Assessment area was comprised of third-party lot owners. Ms. Cerbone stated, as of April 15, 2019, there were 20 registered voters residing within the District but, if the lot is owned by Lennar, it does not count as a registered voter.

**Ms. Cerbone opened the public hearing.**

No members of the public spoke.

**Ms. Cerbone closed the public hearing.**

Ms. Cerbone presented Resolution 2019-04 and read the title.

**On MOTION by Mr. Taylor and seconded by Ms. Welks, with all in favor, Resolution 2019-04, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; 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 Operation Assessments to Fund the Budget for Fiscal Year 2019/2020, Pursuant to Florida**

**A. Proof/Affidavit of Publication**

The proof of publication was included for informational purposes.

**B. Mailed Notice(s) to Property Owner(s)**

A sample mailed notice to property owners and an affidavit of mailing were included for informational purposes.

**C. Consideration of Resolution 2019-05, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

**ORANGE BLOSSOM RANCH CDD**

**July 24, 2019**

**Ms. Cerbone opened the public hearing.**

No members of the public spoke.

**Ms. Cerbone closed the public hearing.**

Ms. Cerbone presented Resolution 2019-05 and read the title.

**On MOTION by Mr. Bloom and seconded by Mr. O'Donnell, with all in favor, Resolution 2019-05, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2019-06 and read the title. The meeting schedule was identical to the Orange Blossom Groves CDD.

**On MOTION by Mr. Taylor and seconded by Ms. Welks, with all in favor, Resolution 2019-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2018, Prepared by Grau & Associates**

Ms. Cerbone presented the Audited Financial Report for Fiscal Year Ended September 30, 2018. There were no findings, recommendations, control deficiencies or instances of non-compliance; it was a clean audit. She reviewed the bond issuance and stated that, per the Auditor's opinion, the audit evidence was sufficient and presented fairly, in all material respects.

**ORANGE BLOSSOM RANCH CDD  
SEVENTH ORDER OF BUSINESS**

**July 24, 2019**

**Consideration of Resolution 2019-07,  
Hereby Accepting the Audited Financial  
Report for the Fiscal Year Ended  
September 30, 2018**

Ms. Cerbone presented Resolution 2019-07 and read the title.

**On MOTION by Mr. Taylor and seconded by Ms. Welks, with all in favor,  
Resolution 2019-07, Hereby Accepting the Audited Financial Report for the  
Fiscal Year Ended September 30, 2018, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Maintenance Agreement  
with Ranch at Orange Blossom Master  
Association, Inc.**

Ms. Cerbone stated she discovered that the Maintenance Agreement between the CDD and the HOA was previously finalized and this item could be removed or disregarded.

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of June 30, 2019**

Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2019.

**On MOTION by Mr. Bloom and seconded by Ms. Welks, with all in favor, the  
Unaudited Financial Statements as of June 30, 2019, were accepted.**

**TENTH ORDER OF BUSINESS**

**Consideration of April 24, 2019 Regular  
Meeting Minutes**

Ms. Cerbone presented the April 24, 2019 Regular Meeting Minutes.

**On MOTION by Ms. Miller and seconded by Mr. O'Donnell, with all in favor, the  
April 24, 2019 Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

**ORANGE BLOSSOM RANCH CDD**

**July 24, 2019**

Mr. Earlywine stated that he worked with the District Engineer’s office to complete the acquisition of the Phase 2A and Phase 3 drainage improvements, for \$18,000, and the requisition was fulfilled.

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

Mr. Barraco stated that Collier County was pursuing a water management permit for the construction of the Regional Park and the South Florida Water Management District (SFWMD) requested the CDD’s opinion as to acceptance of the County’s proposed modifications. He suggested reviewing the County’s submittal and, if there would be no detrimental damage to the system, coordinating with Staff to provide an answer to the County.

**On MOTION by Mr. Bloom and seconded by Mr. O’Donnell, with all in favor, authorizing the District Engineer to coordinate with Staff and for the Chair to execute a Letter of No Objection, was approved.**

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

- **20 Registered Voters in District as of April 15, 2019**

There were 20 registered voters residing within the District as of April 15, 2019.

**TWELFTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

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

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments**

There being no audience comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

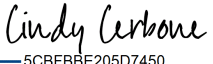
**Adjournment**

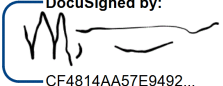
There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Taylor and seconded by Mr. Bloom, with all in favor, the meeting adjourned at 2:41 p.m.**

**ORANGE BLOSSOM RANCH CDD**

**July 24, 2019**

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Secretary/Assistant Secretary

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Chair/Vice Chair