

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

The Orange Blossom Ranch Community Development Board of Supervisors held a Regular Meeting on April 28, 2021 at The Ronto Group, 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103, *immediately thereafter the adjournment of the Orange Blossom Groves Community Development District meeting, scheduled to commence at 3:00 p.m.*

**Present 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
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Wes Haber (via telephone)	District Counsel
Steve Coleman (via telephone)	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 3:14 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 Newly Elected Supervisors, Brian O’Donnell [SEAT 3], Ken Bloom [SEAT 4] and Karen Welks [SEAT 5] *(the following will also 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. O’Donnell, Mr. Bloom and Ms. Welks. She provided and briefly reviewed the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- B. Membership, Obligations and Responsibilities
- C. Chapter 190, Florida Statutes
- D. 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
- E. Form 8B: Memorandum of Voting Conflict

**FOURTH ORDER OF BUSINESS**

**Consideration Resolution 2021-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing an Effective Date**

Ms. Cerbone presented Resolution 2021-01 and read the title. The results of the November 3, 2020 Landowners’ Election were as follows:

Seat 3	Brian O’Donnell	252 votes	Four-year Term
Seat 4	Ken Bloom	251 votes	Two-year Term
Seat 5	Karen Welks	252 votes	Four-year Term

**On MOTION by Ms. Welks and seconded by Mr. Bloom, with all in favor, Resolution 2021-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a**

**Treasurer and an Assistant Treasurer of the Orange Blossom Ranch Community Development District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2021-02 and read the title. Mr. Taylor nominated the following slate of officers:

Mark Taylor	Chair
Ken Bloom	Vice Chair
Craig Wrathell	Secretary
Karen Welks	Assistant Secretary
Kathy Miller	Assistant Secretary
Brian O’Donnell	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

**On MOTION by Ms. Miller and seconded by Ms. Welks, with all in favor, Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Orange Blossom Ranch Community Development District, as nominated, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-03, Approving Proposed Budgets for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2021-03. She reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2021 budget, and explained the reasons for any modifications. She noted that the

number of units for the on-roll and off-roll assessments could change, if properties transfer from off-roll to on-roll, prior to adoption of the Fiscal Year 2022 budget.

**On MOTION by Mr. Bloom and seconded by Mr. Taylor, with all in favor, Resolution 2021-03, Approving Proposed Budgets for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law on July 28, 2021 at The Ronto Group, 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103, immediately thereafter the adjournment of the Orange Blossom Groves Community Development District meeting, scheduled to commence at 2:00 p.m.; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.**

#### SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04, Recognizing a Contribution to Off-Set Assessments; Providing Additional Authorization; and Addressing Severability and an Effective Date**

Ms. Cerbone presented Resolution 2021-04 and read the title. She stated that the Assessment Methodology, which is part of the Trust Indenture, had a minimum Developer contribution of approximately \$3.5 million, aside from the bond funds. In relation to the transfer or conveyance of infrastructure to the appropriate agency, this Resolution memorializes that the Developer made contributions to fund the utilities.

Ms. Cerbone distributed additional documents.

Mr. Haber stated that the Developer would normally give a Bill of Sale for the improvements to the CDD and then the CDD would give a Bill of Sale to the appropriate agency. Due to the timing, for the Phase 4 utility improvements, it was necessary for the Developer to give the Bill of Sale directly to the County. Under normal circumstances, when the Developer transfer runs through the CDD, there is a record or documentation of the CDD receiving the improvements. Since this infrastructure passed directly to the County, this Resolution recognizes that the CDD received the contribution and that the Developer met its obligation of constructing those improvements and transmitting them to the final entity. Essentially, this Resolution takes the place of a Bill of Sale by recognizing that the contribution was made, in the

amount of \$950,891.43. The Developer’s contribution obligation will be reduced by that amount.

Mr. Haber reviewed the Exhibits to the Resolution, which included the following:

- **Assessment Methodology:** Provides for the Developer’s obligation to make the contribution.
- **Owner’s Affidavit:** Reflects that the improvements were constructed and paid for by the Developer.
- **Engineer’s Certificate:** Certifies that the District Engineer inspected the improvements and that the improvements are valued at the amount recognized in the Resolution.

Ms. Cerbone stated that the difference between the Exhibits in the agenda and the documents distributed was that the ones distributed contain the necessary signatures from the Developer and the District Engineer.

Discussion ensued regarding the remaining required Developer contribution amount and the types of improvements the contribution would cover.

**On MOTION by Mr. Taylor and seconded by Ms. Welks, with all in favor, Resolution 2021-04, Recognizing a Contribution to Off-Set Assessments; Providing Additional Authorization; and Addressing Severability and an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2021**

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2021.

**On MOTION by Mr. Bloom and seconded by Ms. Miller, with all in favor, the Unaudited Financial Statements as of March 31, 2021, were accepted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Minutes**

Ms. Cerbone presented the following:

- A. July 22, 2020 Telephonic Public Hearing and Meeting**

## B. November 3, 2020 Landowners' Meeting

On MOTION by Mr. Taylor and seconded by Ms. Miller, with all in favor, the July 22, 2020 Telephonic Public Hearing and Meeting and November 3, 2020 Landowners' Meeting Minutes, as presented, were approved.

## TENTH ORDER OF BUSINESS

## Staff Reports

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

Mr. Haber recalled his comments at the Orange Blossom Groves CDD meeting, at which he stated that his firm was monitoring the current legislative session for any bills that might impact CDDs. One bill would require CDD Board Members to take a specific type of training. The other bill, if passed, would allow advertisement on websites rather than requiring advertisement in newspapers.

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

There was nothing to report.

C. District Manager: *Wrathell, Hunt & Associates, LLC*I. **578 Registered Voters in District as of April 15, 2021**

There were 578 registered voters residing within the District as of April 15, 2021.

Ms. Cerbone noted that the CDD was created in 2016 and, based on the requirements of being in existence for six years and having at least 250 registered voters, the CDD would begin the phased transition to the General Election process in November 2022, with two seats being filled through the General Election.

II. **NEXT MEETING Date: July 28, 2021, immediately thereafter the adjournment of the Orange Blossom Groves CDD meeting, scheduled to commence at 2:00 P.M.**

- **QUORUM CHECK**

The next meeting will be held July 28, 2021.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

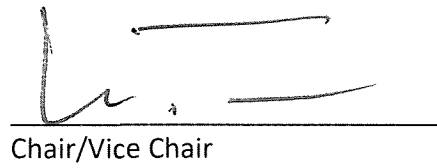
**On MOTION by Mr. Taylor and seconded by Ms. Miller, with all in favor, the meeting adjourned at 3:32 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Cindy Osborne

Secretary/Assistant Secretary



Chair/Vice Chair