

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

The Board of Supervisors of the Orange Blossom Ranch Community Development District held a Regular Meeting on April 27, 2022, at 2:00 p.m., at The Ronto Group, 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103.

Present were:

Mark Taylor	Chair
Brian O'Donnell	Assistant Secretary
Kathy Miller	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Wes Haber (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 2:00 p.m. Supervisors Taylor, Miller and O'Donnell were present. Supervisors Welks and Bloom were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Ken Bloom,
Seat 4; Term Expires November 2022**

Ms. Cerbone presented Mr. Ken Bloom's resignation letter.

<p>On MOTION by Ms. Miller and seconded by Mr. Taylor, with all in favor, the resignation of Mr. Ken Bloom, dated December 3, 2021, was accepted.</p>
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FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4

- **Administration of Oath of Office (*the following to be provided in a separate package*)**
 - 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 Interest**
 - III. Form 1F: Final Statement of Financial Interests**
 - E. Form 8B: Memorandum of Voting Conflict**

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2022-01 and suggested that the Board reconsider the slate of officers, since Mr. Bloom vacated his role as Vice Chair. Ms. Miller nominated Ms. Karen Welks as Vice Chair, with the balance of the Board unchanged, as follows:

Mark Taylor	Chair
Karen Welks	Vice Chair
Craig Wrathell	Secretary
Kathy Miller	Assistant Secretary
Brian O’Donnell	Assistant Secretary
Vacant	Assistant Secretary
Cindy Cerbone	Assistant Secretary

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Ms. Miller and seconded by Mr. Taylor, with all in favor, Resolution 2022-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Ratification of Hopping Green & Sams, P.A., Transition Letter

- **Ratification of Kutak Rock LLP Retention and Fee Agreement**

Ms. Cerbone presented the Hopping Green & Sams Transition Letter and the Kutak Rock LLP Retention and Fee Agreement, which were executed by the Board Chair in between meetings.

Mr. Haber stated Kutak Rock Staff will have access to the same files and resources as before and the rates are unchanged.

On MOTION by Ms. Miller and seconded by Mr. Taylor, with all in favor, the Hopping Green & Sams, P.A., Transition Letter and Kutak Rock LLP Retention and Fee Agreement, were ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Approving Proposed Budgets for Fiscal Year 2022/2023 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 2022-02. She reviewed the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any changes.

On MOTION by Ms. Miller and seconded by Mr. O'Donnell, with all in favor, Resolution 2022-02, Approving Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for July 27, 2022 at 2:00 p.m., at the Ronto Group, 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date

Ms. Cerbone presented Resolution 2022-03. Seats 1 and 2, currently held by Ms. Miller and Mr. Taylor, respectively, and Seat 4, vacated by Mr. Bloom, will be up for election.

Ms. Cerbone stated that there is a strong likelihood that, by November, the Developer might no longer own any property within the CDD and the homes will either be owned by Lennar or the current property owners; therefore, there is a strong possibility that no one will attend the Landowners' meeting.

Regarding what happens if no landowners attend the Landowners' meeting, Mr. Haber stated Chapter 190 has specific language that deals with an instance where no one qualifies for a general election seat but that is a different set of circumstances. He did not believe it has specific language addressing what happens if a Landowners' meeting is noticed and no landowners attend. In that regard, Staff could possibly apply the general election language wherein the Board Members currently in the Seats would be held over and could remain in the Seat if they choose; however, Board Members who do not wish to maintain their Seats have a right to resign.

Ms. Cerbone would contact Ms. Welks to confirm that the Ronto Group no longer owns property in the CDD and ask her to contact Lennar regarding designating Ms. Cerbone as the proxy holder or sending a representative to be the proxy holder.

On MOTION by Ms. Miller and seconded by Mr. Taylor, with all in favor, Resolution 2022-03, Designating a Date, Time, and Location of November 3, 2022 at 2:00 p.m., at the Ronto Group, 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103 for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year

2022/2023 and Providing for an Effective Date

Ms. Cerbone presented Resolution 2022-04. The following would be inserted into the Fiscal Year 2023 Meeting Schedule:

DATES: November 3, 2022, April 6, 2023 and August 3, 2023

TIME: 2:00 PM

On MOTION by Mr. Taylor and seconded by Ms. Miller, with all in favor, Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Discussion: Statutory Changes from 2021 Legislative Session

A. Public Records Exemptions Advisory Notice

Mr. Haber stated that individuals, such as judges and police officers, who are entitled to have their personal information exempt from public records must inform District Managers of their status.

B. Wastewater and Stormwater Needs Analysis

Mr. Haber discussed new legislation that requires governmental entities that own, operate or maintain stormwater management systems to prepare a Stormwater Management Needs Analysis Report and file it with the State by June 30, 2022.

- **Consideration of Barraco and Associates, Inc., Work Order No. 1 to Prepare Stormwater Management Needs Analysis**

Ms. Cerbone presented Work Order No. 1 to Prepare the Stormwater Management Needs Analysis Report, in a not-to-exceed amount of \$4,500.

On MOTION by Ms. Miller and seconded by Mr. O'Donnell, with all in favor, Barraco and Associates, Inc., Work Order No. 1 to prepare the Stormwater Management Needs Analysis Report, in a not-to-exceed amount of \$4,500, was approved.

C. Prompt Payment Policies

- **Consideration of Resolution 2022-05, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Haber presented Resolution 2022-05. This brings the CDD’s Prompt Payment Policy consistent with recent changes in the Florida law.

On MOTION by Ms. Miller and seconded by Mr. O’Donnell, with all in favor, Resolution 2022-05, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

D. Publication of Legal Notices

This item was not addressed.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2022.

On MOTION by Mr. Taylor and seconded by Ms. Miller, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of July 28, 2021 Public Hearing and Regular Meeting Minutes

Ms. Cerbone presented the July 28, 2021 Public Hearing and Regular Meeting Minutes.

On MOTION by Ms. Miller and seconded by Mr. O’Donnell, with all in favor, the July 28, 2021 Public Hearing and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

There was no report.

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

There was no report.

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

I. 869 Registered Voters as of April 15, 2022

II. NEXT MEETING DATE: July 27, 2022 at 2:00 p.m.

○ **QUORUM CHECK**

The next meeting would be held on July 27, 2022.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

SIXTEENTH ORDER OF BUSINESS

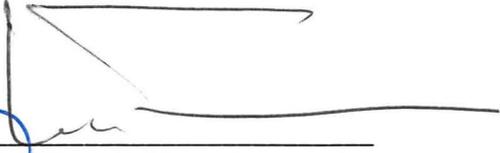
Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Taylor and seconded by Mr. O'Donnell, with all in favor, the meeting adjourned at 2:27 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair