

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

The Board of Supervisors of the Orange Blossom Ranch Community Development District held a Continued Regular Meeting on August 16, 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
Karen Welks	Assistant Secretary

Also present were:

Cindy Cerbone (via telephone)	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Wes Haber (via telephone)	District Counsel
Carl Barraco (via telephone)	District Engineer
Dave Closas	Collier County Facilities Management
Mike Delate	GradyMinor Engineer/Consultant
Jerry Miller	Resident
Ken Mueller	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 2:05 p.m. Supervisors Taylor, O'Donnell and Welks were present. Supervisor Miller was not present. One seat was vacant.

Ms. Cerbone stated that resident attendees Jerry Miller and Ken Mueller responded to the e-blast and expressed interest in filling the vacant Board position. She asked to amend the agenda to consider appointments to the Board and accept Ms. Miller's resignation.

On MOTION by Ms. Welks and seconded by Mr. Taylor, with all in favor, amending the agenda to include acceptance of the resignation of Ms. Kathy Miller from Seat 4 and consideration of appointments to fill Seats 1 and 4, was approved.

- **Consideration of Appointment to Fill Seat 4**

This item was an addition to the agenda.

Mr. Taylor nominated Mr. Ken Mueller to fill Seat 4. No other nominations were made.

On MOTION by Ms. Welks and seconded by Mr. Taylor, with all in favor, the appointment of Mr. Ken Mueller to fill Seat 4, was approved.

- **Acceptance of Resignation of Supervisor Kathy Miller from Seat 1 and Consideration of Appointment to Fill Seat 1**

This item was an addition to the agenda.

Ms. Cerbone presented Ms. Kathy Miller's emailed resignation.

On MOTION by Ms. Welks and seconded by Mr. Taylor, with all in favor, the resignation of Ms. Kathy Miller from Seat 1, was accepted.

Mr. Taylor nominated Mr. Jerry Miller to fill Seat 1. No other nominations were made.

On MOTION by Ms. Welks and seconded by Mr. Taylor, with all in favor, the appointment of Mr. Jerry Miller to fill Seat 1, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisors**

This item was an addition to the agenda.

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Ken Mueller and Mr. Jerry Miller. Ms. Cerbone and Mr. Haber reviewed the Sunshine and Public Records Laws, conflicts of interest and other items in the Supervisor's package, which was distributed.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Continued Discussion: Big Corkscrew Island Regional Park Phase 2 – County Request to Modify SWFMD Permit for New Water Master System

Ms. Cerbone recapped discussion from the last meeting, as follows:

- The County asked the CDD to modify the South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP), so the County can proceed with Phase 2 of the Park project to construct one large water management system, running across the north side of the CDD and utilizing part of Corkscrew Lake.
- The project impacts the CDD and surrounding communities.
- Regarding water levels, the modeling shows the CDD will benefit in a 25-year storm event but, in a 100-year storm event, water levels could increase by .023' but, once the County installs the new weir, they will be able to offset the latter increase.
- The opinion letter from Mr. Delate, of GradyMinor, lists what the County is requesting and states the CDD will benefit more with the proposed changes.
- The Developer-affiliated Board Members prefer residents ask questions and make a decision on this matter.

Mr. Barraco expressed his opinion that Mr. Delate's opinion letter addresses the issues and enables the Board to make an informed decision. He discussed the benchmark and noted the .023' increase is still below the required permits but it does take away some level of flood protection. Residents are protected from a 100-year storm but not as well protected from a 125-year storm; however, the County can lower the water levels in another weir. Overall, the homes will be better protected with the new system. These changes are only important to current residents, not ones purchased after the modification.

Mr. Barraco and Mr. Delate responded to questions.

Discussion ensued regarding the entity to manage the weir, upgrades that include new access points to the park and flood insurance.

Ms. Welks did not want to delay the project but preferred having residents vote on this. She asked Ms. Cerbone help identify candidates so the Board can transition to a resident-only Board.

Mr. Taylor concurred with Ms. Welks and stated his preference that a resident-based Board vote on this since he does not reside within the CDD.

Mr. Delate stated the SFWMD reviewed the Master Permit for the Park and the lakes and is ready to issue the permit but wants to issue the other modified permits at the same time.

In response to a question, Mr. Haber stated a Board Member can post on Facebook that the CDD is seeking resident candidates to fill Board positions without violating the Sunshine Law as long as no other Board Members respond to the post. He suggested having a non-Board Member post it to lessen the chance of violating the Sunshine Law. Board Members can also speak directly to residents.

The Board agreed with the suggestion to defer voting on this and continue this meeting for the purpose of transitioning Developer-held Seats to residents.

Discussion ensued regarding establishing a quorum, resignation letters, having the HOA send another e-blast about seeking candidates to fill Seats and finding another location to conduct CDD meetings once the transition is finalized.

The meeting will be continued to Thursday, September 8, 2022 at 2:00 p.m.

Mr. Closas stated the County is very excited about the project and noted the Phase 2 project will be split into two or three phases.

FOURTH ORDER OF BUSINESS

Upcoming Meetings

- A. November 3, 2022 at 2:00 p.m. [Landowners Meeting] *Board is not required to attend***
- B. April 6, 2023 at 2:00 PM [Board of Supervisors Meeting]**
 - **QUORUM CHECK**

FIFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Welks and seconded by Mr. Taylor, with all in favor, the meeting recessed and was continued to September 8, 2022 at 2:00 p.m., at The Ronto Group, 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair