

**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 September 8, 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
Ken Mueller	Assistant Secretary
Jerry Miller	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Joe Brown (via telephone)	District Counsel
Carl Barraco (via telephone)	District Engineer
Dave Closas	Collier County Facilities Management
Mike Delate	GradyMinor Engineer/Consultant
Margaret Kloman	Resident
Don Eckerty	Resident
Gary Henderson	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 2:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Board Transition

A. Acceptance of Resignation(s) from Supervisors

B. Appointment of Supervisor(s) to Vacant Seat(s)

Mr. Kantarzhi presented the resignation letter from Mr. Brian O'Donnell.

On MOTION by Mr. Taylor and seconded by Ms. Welks, with all in favor, the resignation of Mr. Brian O'Donnell, Seat 3, was accepted.

Mr. Taylor nominated Mr. Don Eckerty to fill Seat 3. No other nominations were made.

On MOTION by Mr. Taylor and seconded by Ms. Welks, with all in favor, the appointment of Mr. Don Eckerty to fill Seat 3, was approved.

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

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Don Eckerty.

Mr. Kantarzhi presented the resignation letters from Ms. Karen Welks and Mr. Mark Taylor.

On MOTION by Mr. Taylor and seconded by Mr. Miller, with all in favor, the resignation of Ms. Karen Welks, Seat 5, was accepted.

On MOTION by Mr. Mueller and seconded by Mr. Miller, with all in favor, the resignation of Mr. Mark Taylor, Seat 2, was accepted.

Mr. Mueller nominated Ms. Margaret Kloman to fill Seat 2. No other nominations were made.

On MOTION by Mr. Mueller and seconded by Mr. Miller, with all in favor, the appointment of Ms. Margaret Kloman to fill Seat 2, was approved.

Mr. Mueller nominated Mr. Gary Henderson to fill Seat 5. No other nominations were made.

On MOTION by Mr. Mueller and seconded by Mr. Miller, with all in favor, the appointment of Mr. Gary Henderson to fill Seat 5, was approved.

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Kloman and Mr. Henderson. The following items were provided:

- 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**

Ms. Cerbone reviewed the Sunshine and Public Records Laws, conflicts of interest and other items in the Supervisor’s package.

C. Consideration of Resolution 2022-09, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Mueller asked about the Chair and Vice Chair positions potential liability if sued. Ms. Cerbone and Mr. Brown stated that the CDD has General liability and Public Officer’s Insurance for its Board Members. They discussed sovereign immunity for governmental entities and the limited waiver for CDDs, which includes additional protection for public officers.

Mr. Mueller nominated the following slate:

- | | |
|-----------------|------------|
| Kenneth Mueller | Chair |
| Donald Eckerty | Vice Chair |

Craig Wrathell	Secretary
Margaret Kloman	Assistant Secretary
Gary Henderson	Assistant Secretary
Jerry Miller	Assistant Secretary
Andrew Kantarzhi	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 Mr. Mueller and seconded by Mr. Henderson, with all in favor, Resolution 2022-09, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

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

It was noted that the letter from Mr. Delate, of GradyMinor, dated August 2, 2022 was included in the agenda. The letter clarifies the proposed surface water management system modifications related to the CDD and surrounding developments.

Mr. Dave Closas, of Collier County Facilities Management and the Project Manager for Phases 1 and 2, highlighted the following:

- Phase 1 of the Big Corkscrew Island Regional Park project is 90% completed; the Park is partially opened.
- The design plans for Phases 1 and 2 commenced in 2017 and multiple agencies, the Ronto Group and the School Board signed off on the potential buy-in before the County considered investing \$42 million in additional funds to proceed with Phase 2 of the project.
- The area map reflects the areas of Phase 2 for construction of a new access road, fitness center and small and large dog parks. The County is also researching the feasibility of constructing additional fields near the wetland area or adjacent to the Park.

➤ The purpose today is for the CDD to execute the application to modify the South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) so the County can proceed with Phase 2, knowing that a new weir system will provide a better water management system for the entire County.

Mr. Closas and Mr. Delate addressed questions about the construction timeline and noted that Phase 2 will be split into Phases A and B. They discussed the plans to bid and award projects in November, expectation that construction will take six to eight months to complete and that designs can be modified to install a traffic signal.

Ms. Cerbone discussed other communities working with the City and requesting a Traffic Study to determine if a traffic signal is warranted once the areas become more populated. Mr. Closas will mention this request to the Transportation Department.

Discussion ensued regarding Mr. Delate’s work with the County on the design and the opinion letter that the proposed weir system is a better way to serve the CDD.

Discussion ensued regarding the recent 100-year storm event and the theoretical estimate that the 100-year levels will increase by 0.25’ reducing the safety margin but that the new weir structure will be more beneficial than the current system, as it will allow the water table to be lowered in the event of a major storm.

On MOTION by Mr. Mueller and seconded by Mr. Eckerty, with all in favor, modifying the South Florida Water Management District Environmental Resource Permit pertaining to Big Corkscrew Island Regional Park Phase 2 to construct a New Water Master System, was approved.

The permit application will be emailed to the District Engineer and District Counsel to review before it is executed by the Chair and sent to Mr. Delate.

FIFTH ORDER OF BUSINESS

Approval of July 27, 2022 Public Hearing and Regular Meeting Minutes

Mr. Kantarzhi presented the July 27, 2022 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Henderson and seconded by Mr. Mueller, with all in favor, the July 27, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS

Upcoming Meetings

A. November 3, 2022 at 2:00 p.m. [Landowners Meeting] *Board is not required to attend*

Ms. Cerbone stated that Seats 1, 2, and 4, currently held by Mr. Miller, Ms. Kloman and Mr. Mueller, expire in November 2022 and will remain Landowner-elected Seats until the November 2024 General Election.

Discussion ensued regarding Proxy Holders, a new meeting location if the HOA charges a fee to use the Amenity Center, changing the meeting dates and time, advertising and posting updates on the CDD website.

On MOTION by Mr. Mueller and seconded by Ms. Kloman, with all in favor, changing the November 3, 2022 Landowners' Meeting and Election from 2:00 p.m., at The Ronto Group, to 6:00 p.m., at the Orange Blossom Ranch Amenity Center meeting room and, if unavailable, at the Hampton Inn Naples I-75, 2630 Northbrooke Plaza Drive, Naples, Florida, 34119, was approved.

B. April 6, 2023 at 2:00 PM [Board of Supervisors Meeting]

- **QUORUM CHECK**

On MOTION by Mr. Mueller and seconded by Mr. Henderson, with all in favor, changing the time and location of the April 6, 2023 and August 3, 2023 Meetings to 6:00 p.m., at the Orange Blossom Ranch Amenity Center meeting room and, if unavailable, at the Hampton Inn Naples I-75, 2630 Northbrooke Plaza Drive, Naples, Florida, 34119, was approved.

SEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

A Board Member stated that the new Park is a wonderful amenity and asked if other Board Members visited it yet.

Discussion ensued regarding the “Ranch” Facebook page post about holding a “stop light” rally.

A Board Member asked Management to address the entrance gates. Ms. Cerbone stated, since it is an HOA matter, he should contact the HOA Management Company or attend the HOA meeting. She listed CDD-owned improvements, including the stormwater ponds and drainage, and noted detailed information about the CDD assets is in the District Engineer’s Report.

A Board Member asked about receiving a CDD email address. Ms. Cerbone stated each Board Member will receive a CDD email address.

Mr. Mueller asked why District Counsel did not review the permit modification documents prior to the Board voting on it. Ms. Cerbone stated that it is rare to negotiate modifications to a SFWMD permit. Mr. Brown concurred and stated that the application is the first step in the administrative process. He will advise the Board if any issues arise. Ms. Cerbone stated the CDD received the permit application, which was distributed during the meeting, a week ago; it will be emailed in final form for review and approval before it is executed.

EIGHTH ORDER OF BUSINESS

Audience Comments

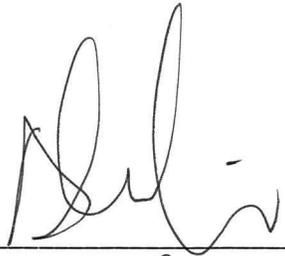
There were no audience comments.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Mueller and seconded by Ms. Kloman, with all in favor, the meeting adjourned at 3:28 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair