

**ORANGE BLOSSOM
RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

April 6, 2023

**BOARD OF SUPERVISORS
REGULAR
MEETING AGENDA**

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Orange Blossom Ranch Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

March 30, 2023

Board of Supervisors
Orange Blossom Ranch Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Time & Location

Dear Board Members:

The Board of Supervisors of the Orange Blossom Ranch Community Development District will hold a Regular Meeting on April 6, 2023 at 6:00 p.m., at The Ranch at Orange Blossom Amenity Center, 1945 Fairmont Lane, Naples, Florida 34120. The agenda is as follows:

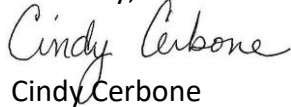
1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisors, Jerry Miller [SEAT 1], Margaret Kloman [SEAT 2] and Kenneth Mueller [SEAT 4] (*the following will be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. 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
4. Consideration of Resolution 2023-01, 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
5. Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

6. Consideration of Resolution 2023-03, Approving Proposed Budgets for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date
7. Consideration of Final Basin A Storm Water System Acceptance and Transfer (Developer to CDD)
8. Discussion: South Florida Water Management District Construction Completion Certification (CCC) Partial Acceptance - Environmental Resource Permit (ERP) No. 11-106067-P
9. Acceptance of Unaudited Financial Statements as of February 28, 2023
10. Approval of Minutes
 - A. August 16, 2022 Continued Regular Meeting
 - B. September 8, 2022 Continued Regular Meeting
 - C. November 3, 2022 Landowners' Meeting
 - D. November 14, 2022 Continued Landowners' Meeting
11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Barraco and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt & Associates, LLC*
 - NEXT MEETING DATE: August 3, 2023 at 6:00 PM
 - QUORUM CHECK

SEAT 1	JERRY MILLER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	MARGARET KLOMAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	DONALD ECKERTY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	KEN MUELLER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	GARY HENDERSON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
12. Board Members' Comments/Requests
13. Audience Comments
14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 561-346-5294 or Andrew Kantarzhi at 415-516-2161.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT 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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's establishment and every two years following the establishment of a Community Development District for the purpose of electing Supervisors to the Board of Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners' meeting was held November 3, 2022, and continued to November 14, 2022, at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, this Resolution canvasses the votes, and declares and certifies the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT;

SECTION 1: Certification of Election Results. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in his favor as shown, to wit:

Name of Supervisor	Seat Number	Number of Votes
Jerry Miller	1	3
Margaret Kloman	2	3
Kenneth Mueller	4	2

SECTION 2: Terms of Office. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following term of office:

Name of Supervisor	Term of Office	Term Expiration Date
Jerry Miller	4 Years	November 2026
Margaret Kloman	4 Years	November 2026
Kenneth Mueller	2 Years	November 2024

SECTION 3: Severability. That all Sections or parts of Sections or any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4: Conflict. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5: Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Orange Blossom Ranch Community Development District.

Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED this 6th day of April, 2023.

**ORANGE BLOSSOM RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Orange Blossom Ranch Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Cindy Cerbone is appointed Assistant Secretary.

Andrew Kantarzhi is appointed Assistant Secretary.

SECTION 3. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 6th day of April, 2023.

ATTEST:

**ORANGE BLOSSOM RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Orange Blossom Ranch Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Collier County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF APRIL, 2023.

ATTEST:

**ORANGE BLOSSOM RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A: FY 2023/2024 Proposed Budget

EXHIBIT A: FY 2023/2024 Proposed Budget

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
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**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll - gross	\$ 108,615				\$ 108,615
Allowable discounts (4%)	(4,345)				(4,345)
Assessment levy: on-roll - net	104,270	\$105,816	\$ -	\$ 105,816	104,270
Total revenues	104,270	105,816	-	105,816	104,270
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	1,400	3,000	4,400	4,000
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	15,000	-	15,000	15,000	15,000
Engineering	8,500	4,600	5,400	10,000	10,000
Audit	5,700	-	5,700	5,700	5,800
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	417	583	1,000	1,000
Trustee	5,000	-	5,000	5,000	5,000
Telephone	200	83	117	200	200
Postage	500	94	406	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	994	506	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,226	5,988	-	5,988	6,587
Contingencies/bank charges	500	21	479	500	542
Website maintenance	705	-	705	705	705
Website ADA	210	-	210	210	210
Property appraiser	1,629	1,131	498	1,629	1,629
Tax collector	2,172	2,115	57	2,172	2,172
Total expenditures	104,267	37,226	66,703	103,929	104,270
Net increase/(decrease) of fund balance	3	68,590	(66,703)	1,887	-
Fund balance - beginning (unaudited)	21,674	76,998	145,588	76,998	78,885
Fund balance - ending (projected)	21,677	145,588	78,885	78,885	78,885
Assigned					
Working capital	21,500	-	5,500	5,500	31,139
Committed					
Reserve study	-	-	-	-	3,000
Unassigned	177	145,588	73,385	73,385	44,746
Fund balance - ending (projected)	\$ 21,677	\$ 145,588	\$ 78,885	\$ 78,885	\$ 78,885

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities. In addition, utility dedications and Engineer's report if required by Trust Indenture.	
Audit	5,800
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,587
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	542
Bank charges, automated AP routing, and other miscellaneous expenses incurred during the year.	
Website maintenance	705
Website ADA	210

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Property appraiser	
The property appraiser charges 1.5% of the assessments collected.	1,629
Tax collector	
The tax collector charges 2% of the assessments collected.	<u>2,172</u>
Total expenditures	<u><u>\$ 104,270</u></u>

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Revenue & Expenditures	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual Through 2/28/2023	Projected Through 9/30/2023		
REVENUES					
Assessment levy: on-roll	\$ 705,128				\$ 705,128
Allowable discounts (4%)	(28,205)				(28,205)
Net assessment levy - on-roll	676,923	\$ 666,563	\$ 10,360	\$ 676,923	676,923
Interest	-	7,650	-	7,650	-
Total revenues	676,923	674,213	10,360	684,573	676,923
EXPENDITURES					
Debt service					
Principal	185,000	-	185,000	185,000	195,000
Interest	466,480	233,240	233,240	466,480	459,635
Property appraiser	10,577	-	10,577	10,577	10,577
Tax collector	14,103	13,325	778	14,103	14,103
Total expenditures	676,160	246,565	429,595	676,160	679,315
Excess/(deficiency) of revenues over/(under) expenditures	763	427,648	(419,235)	8,413	(2,392)
Fund balance:					
Beginning fund balance (unaudited)	578,233	592,429	1,020,077	592,429	600,842
Ending fund balance (projected)	578,996	\$ 1,020,077	\$ 600,842	\$ 600,842	598,450
Use of fund balance:					
Debt service reserve account balance (required)					(326,120)
Interest expense - November 1, 2024					(226,210)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 46,120</u>

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/21			236,570.00	236,570.00	9,900,000.00
05/01/22	180,000.00	3.700%	236,570.00	416,570.00	9,720,000.00
11/01/22			233,240.00	233,240.00	9,720,000.00
05/01/23	185,000.00	3.700%	233,240.00	418,240.00	9,535,000.00
11/01/23			229,817.50	229,817.50	9,535,000.00
05/01/24	195,000.00	3.700%	229,817.50	424,817.50	9,340,000.00
11/01/24			226,210.00	226,210.00	9,340,000.00
05/01/25	200,000.00	4.100%	226,210.00	426,210.00	9,140,000.00
11/01/25			222,110.00	222,110.00	9,140,000.00
05/01/26	210,000.00	4.100%	222,110.00	432,110.00	8,930,000.00
11/01/26			217,805.00	217,805.00	8,930,000.00
05/01/27	220,000.00	4.100%	217,805.00	437,805.00	8,710,000.00
11/01/27			213,295.00	213,295.00	8,710,000.00
05/01/28	230,000.00	4.100%	213,295.00	443,295.00	8,480,000.00
11/01/28			208,580.00	208,580.00	8,480,000.00
05/01/29	240,000.00	4.100%	208,580.00	448,580.00	8,240,000.00
11/01/29			203,660.00	203,660.00	8,240,000.00
05/01/30	250,000.00	4.850%	203,660.00	453,660.00	7,990,000.00
11/01/30			197,597.50	197,597.50	7,990,000.00
05/01/31	260,000.00	4.850%	197,597.50	457,597.50	7,730,000.00
11/01/31			191,292.50	191,292.50	7,730,000.00
05/01/32	275,000.00	4.850%	191,292.50	466,292.50	7,455,000.00
11/01/32			184,623.75	184,623.75	7,455,000.00
05/01/33	290,000.00	4.850%	184,623.75	474,623.75	7,165,000.00
11/01/33			177,591.25	177,591.25	7,165,000.00
05/01/34	300,000.00	4.850%	177,591.25	477,591.25	6,865,000.00
11/01/34			170,316.25	170,316.25	6,865,000.00
05/01/35	315,000.00	4.850%	170,316.25	485,316.25	6,550,000.00
11/01/35			162,677.50	162,677.50	6,550,000.00
05/01/36	330,000.00	4.850%	162,677.50	492,677.50	6,220,000.00
11/01/36			154,675.00	154,675.00	6,220,000.00
05/01/37	350,000.00	4.850%	154,675.00	504,675.00	5,870,000.00
11/01/37			146,187.50	146,187.50	5,870,000.00
05/01/38	365,000.00	4.850%	146,187.50	511,187.50	5,505,000.00
11/01/38			137,336.25	137,336.25	5,505,000.00
05/01/39	385,000.00	4.850%	137,336.25	522,336.25	5,120,000.00
11/01/39			128,000.00	128,000.00	5,120,000.00
05/01/40	405,000.00	5.000%	128,000.00	533,000.00	4,715,000.00
11/01/40			117,875.00	117,875.00	4,715,000.00
05/01/41	425,000.00	5.000%	117,875.00	542,875.00	4,290,000.00
11/01/41			107,250.00	107,250.00	4,290,000.00
05/01/42	445,000.00	5.000%	107,250.00	552,250.00	3,845,000.00

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/42			96,125.00	96,125.00	3,845,000.00
05/01/43	470,000.00	5.000%	96,125.00	566,125.00	3,375,000.00
11/01/43			84,375.00	84,375.00	3,375,000.00
05/01/44	495,000.00	5.000%	84,375.00	579,375.00	2,880,000.00
11/01/44			72,000.00	72,000.00	2,880,000.00
05/01/45	520,000.00	5.000%	72,000.00	592,000.00	2,360,000.00
11/01/45			59,000.00	59,000.00	2,360,000.00
05/01/46	545,000.00	5.000%	59,000.00	604,000.00	1,815,000.00
11/01/46			45,375.00	45,375.00	1,815,000.00
05/01/47	575,000.00	5.000%	45,375.00	620,375.00	1,240,000.00
11/01/47			31,000.00	31,000.00	1,240,000.00
05/01/48	605,000.00	5.000%	31,000.00	636,000.00	635,000.00
11/01/48			15,875.00	15,875.00	635,000.00
05/01/49	635,000.00	5.000%	15,875.00	650,875.00	-
Total	9,535,000.00		8,540,920.00	18,440,920.00	

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
MF/TH 20'	264	\$ 107.54	\$ 684.59	\$ 792.13	\$ 792.13
MF/SFA 35'	296	107.54	684.59	792.13	792.13
SFD 52'	350	107.54	684.59	792.13	792.13
SFD 62'	100	107.54	821.51	929.05	929.05
Total	1,010				

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

8



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

January 10, 2023

Ron Hoyl
RP Orange Blossom Owner, LLC
3953 Maple Avenue, Ste. 300
Dallas, TX 75219

Delivered via email

Orange Blossom Ranch Community Development District
3066 Tamiami Trail North, Suite 201
Naples, FL 34103

**Subject: Orange Blossom Ranch
Construction Completion Certification (CCC) - Partial Acceptance
Environmental Resource Permit (ERP) No. 11-106067-P
Collier County**

Dear Permittees:

The South Florida Water Management District (District) is in receipt of your October 27, 2022 partial CCC for the above referenced ERP. Your partial CCC is accepted and the above referenced ERP is hereby converted from the construction phase to the operation and maintenance phase.

Acceptance of this partial CCC, including calculations and sketches for the completed portion of the project consisting of Basin A, is based on the District's review of the "As-built Certification and Request for Conversion to Operation Phase", Form 62-330.310(1), and a determination that construction is in substantial conformance with the plans and specifications approved by the District for the existing, developed portion of the site, in accordance with Section 62-330.310, Florida Administrative Code (FAC).

As stated in the ERP's conditions, a permit transfer from the Permittee to the operating entity is required in accordance with Section 62-330.310, FAC. The permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity until issuance of the permit transfer to the Operating Entity. This transfer should be pursued via Form 62-330.310(2), Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity, with supporting documentation. The form and filing instructions are enclosed.

Staff understands that construction is ongoing and that a final CCC will be filed by your Florida registered professional upon completion of the project to address all outstanding aspects of the referenced ERP.

If you have any questions or require additional assistance, please contact Curt Cammock at (239) 338-2929, x7763 or via email at ccammock@sfwmd.gov.

Sincerely,

C. Cammock

Curt Cammock
Engineering Specialist 1

eEnclosures: Location Map ([210401-5777 Exhibit1.0 LocMap 20211119.pdf](#))
Form 62-330.310(2)_Request for Transfer of Environmental Resource Permit to
the Perpetual Operation Entity ([Form 62-330.310\(2\)](#))
Notice of Rights ([Notice of Rights](#))

c: Carl Barraco, Barraco and Associates, Inc. (E-Mail)

This document is filed in the ePermitting system under Permit Number 11-106067-P via the Application/Permit Section on the Records Search home page

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2023**

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2023**

	General Fund	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS				
Cash	\$ 162,967	\$ -	\$ -	\$ 162,967
Investments				
Revenue	-	689,863	-	689,863
Reserve	-	326,120	-	326,120
Construction	-	-	58	58
Due from general fund	-	4,094	-	4,094
Total assets	<u>\$ 162,967</u>	<u>\$ 1,020,077</u>	<u>\$ 58</u>	<u>\$ 1,183,102</u>
LIABILITIES				
Liabilities:				
Due to Developer	2,035	-	-	2,035
Due to debt service fund	4,094	-	-	4,094
Developer advance	11,250	-	-	11,250
Total liabilities	<u>17,379</u>	<u>-</u>	<u>-</u>	<u>17,379</u>
FUND BALANCES				
Restricted for				
Debt service	-	1,020,077	-	1,020,077
Capital projects	-	-	58	58
Unassigned	145,588	-	-	145,588
Total fund balances	<u>145,588</u>	<u>1,020,077</u>	<u>58</u>	<u>1,165,723</u>
Total liabilities and fund balances	<u>\$ 162,967</u>	<u>\$ 1,020,077</u>	<u>\$ 58</u>	<u>\$ 1,183,102</u>

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 663	\$ 105,816	\$ 90,042	118%
Assessment levy: off-roll	-	-	14,896	0%
Total revenues	<u>663</u>	<u>105,816</u>	<u>104,938</u>	101%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,400	6,000	23%
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	-	-	15,000	0%
Engineering	-	4,600	8,500	54%
Audit	-	-	5,700	0%
Arbitrage rebate calculation**	-	-	750	0%
Dissemination agent*	83	417	1,000	42%
Trustee*	-	-	6,500	0%
Telephone	17	83	200	42%
Postage	73	94	500	19%
Printing & reproduction	42	208	500	42%
Legal advertising	-	994	1,500	66%
Annual special district fee	-	175	175	100%
Insurance	-	5,988	5,919	101%
Contingencies/bank charges	-	21	500	4%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
Property appraiser	-	1,131	1,413	80%
Tax collector	13	2,115	1,876	113%
Total professional & administrative	<u>4,228</u>	<u>37,226</u>	<u>104,948</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	(3,565)	68,590	(10)	
Fund balances - beginning	149,153	76,998	27,504	
Fund balances - ending	<u>\$ 145,588</u>	<u>\$ 145,588</u>	<u>\$ 27,494</u>	

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 4,178	\$ 666,563	\$ 579,657	115%
Assessment levy: off-roll	-	-	93,721	0%
Interest	3,231	7,650	-	N/A
Total revenues	<u>7,409</u>	<u>674,213</u>	<u>673,378</u>	100%
EXPENDITURES				
Principal	-	-	180,000	0%
Interest	-	233,240	473,140	49%
Total expenditures	<u>-</u>	<u>233,240</u>	<u>653,140</u>	36%
Other fees and charges				
Property appraiser	-	-	9,057	0%
Tax collector	84	13,325	12,076	110%
Total other fees and charges	<u>84</u>	<u>13,325</u>	<u>21,133</u>	63%
Total expenditures	<u>84</u>	<u>246,565</u>	<u>674,273</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	7,325	427,648	(895)	
Fund balance - beginning	<u>1,012,752</u>	<u>592,429</u>	<u>576,757</u>	
Fund balance - ending	<u>\$ 1,020,077</u>	<u>\$ 1,020,077</u>	<u>\$ 575,862</u>	

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year to Date
REVENUES		
Interest	\$ -	\$ 1
Total revenues	<u>-</u>	<u>1</u>
EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>
Total expenditures	<u>-</u>	<u>-</u>
Net increase/(decrease), fund balance	-	1
Beginning fund balance	<u>58</u>	<u>57</u>
Ending fund balance	<u><u>\$ 58</u></u>	<u><u>\$ 58</u></u>

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES A

DRAFT

**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.

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▪ **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.

72 **SECOND ORDER OF BUSINESS****Public Comments**

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74 There were no public comments.

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76 **THIRD ORDER OF BUSINESS****Continued Discussion: Big Corkscrew Island
Regional Park Phase 2 – County Request to
Modify SWFMD Permit for New Water
Master System**

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

82 ➤ The County asked the CDD to modify the South Florida Water Management District
83 (SFWMD) Environmental Resource Permit (ERP), so the County can proceed with Phase 2 of the
84 Park project to construct one large water management system, running across the north side of
85 the CDD and utilizing part of Corkscrew Lake.

86 ➤ The project impacts the CDD and surrounding communities.

87 ➤ Regarding water levels, the modeling shows the CDD will benefit in a 25-year storm
88 event but, in a 100-year storm event, water levels could increase by .023' but, once the County
89 installs the new weir, they will be able to offset the latter increase.

90 ➤ The opinion letter from Mr. Delate, of GradyMinor, lists what the County is requesting
91 and states the CDD will benefit more with the proposed changes.

92 ➤ The Developer-affiliated Board Members prefer residents ask questions and make a
93 decision on this matter.

94 Mr. Barraco expressed his opinion that Mr. Delate's opinion letter addresses the issues
95 and enables the Board to make an informed decision. He discussed the benchmark and noted
96 the .023' increase is still below the required permits but it does take away some level of flood
97 protection. Residents are protected from a 100-year storm but not as well protected from a
98 125-year storm; however, the County can lower the water levels in another weir. Overall, the
99 homes will be better protected with the new system. These changes are only important to
100 current residents, not ones purchased after the modification.

101 Mr. Barraco and Mr. Delate responded to questions.

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

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

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

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

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

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

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

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

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

125

126 **FOURTH ORDER OF BUSINESS**

Upcoming Meetings

127

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

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

130 ○ **QUORUM CHECK**

131

132 **FIFTH ORDER OF BUSINESS**

Board Members' Comments/Requests

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134 There were no Board Members' comments or requests.

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136 **SIXTH ORDER OF BUSINESS**

Audience Comments

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138 There were no audience comments.

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140 **SEVENTH ORDER OF BUSINESS**

Adjournment

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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.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES B

DRAFT

**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

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

42

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

44

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

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

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

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

57 Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the
58 Oath of Office to Mr. Don Eckerty.59 Mr. Kantarzhi presented the resignation letters from Ms. Karen Welks and Mr. Mark
60 Taylor.

61

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

64

65

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

68

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

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

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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.

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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:

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- 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**

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

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

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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.

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Mr. Mueller nominated the following slate:

Kenneth Mueller	Chair
Donald Eckerty	Vice Chair

106 Craig Wrathell Secretary
107 Margaret Kloman Assistant Secretary
108 Gary Henderson Assistant Secretary
109 Jerry Miller Assistant Secretary
110 Andrew Kantarzi Assistant Secretary
111 Cindy Cerbone Assistant Secretary

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

114

115 **On MOTION by Mr. Mueller and seconded by Mr. Henderson, with all in favor,**
116 **Resolution 2022-09, Designating Certain Officers of the District, as nominated,**
117 **and Providing for an Effective Date, was adopted.**

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120 **FOURTH ORDER OF BUSINESS**

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

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

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

130 ➤ Phase 1 of the Big Corkscrew Island Regional Park project is 90% completed; the Park is
131 partially opened.

132 ➤ The design plans for Phases 1 and 2 commenced in 2017 and multiple agencies, the
133 Ronto Group and the School Board signed off on the potential buy-in before the County
134 considered investing \$42 million in additional funds to proceed with Phase 2 of the project.

135 ➤ The area map reflects the areas of Phase 2 for construction of a new access road, fitness
136 center and small and large dog parks. The County is also researching the feasibility of
137 constructing additional fields near the wetland area or adjacent to the Park.

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

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

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

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

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

155

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

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

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165 FIFTH ORDER OF BUSINESS

Approval of July 27, 2022 Public Hearing and 166 Regular Meeting Minutes

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

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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.

206 Discussion ensued regarding the "Ranch" Facebook page post about holding a "stop
207 light" rally.

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

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

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

221

222 **EIGHTH ORDER OF BUSINESS**

Audience Comments

223

224 There were no audience comments.

225

226 **NINTH ORDER OF BUSINESS**

Adjournment

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES C

DRAFT
MINUTES OF MEETING
ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT

The Orange Blossom Ranch Community Development held a Landowners' Meeting on November 3, 2022 at 6:00 p.m., at The Ranch at Orange Blossom Amenity Center, 1945 Fairmont Lane, Naples, Florida 34120.

Present were:

Andrew Kantarzhi	District Manager
Wes Haber (via telephone)	District Counsel
Jerry Miller	Landowner

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 6:00 p.m. In addition to himself, Landowner Jerry Miller was present, in person. Mr. Wes Haber was present via telephone.

This meeting will be recessed and continued to November 14, 2022.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

THIRD ORDER OF BUSINESS

Election of a Chair to Conduct Landowners' Meeting

FOURTH ORDER OF BUSINESS

Election of Supervisors [SEATS 1, 2 & 4]

A. Nominations

B. Casting of Ballots

I. Determine Number of Voting Units Represented

II. Determine Number of Voting Units Assigned by Proxy

C. Ballot Tabulation and Results

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

SIXTH ORDER OF BUSINESS

Adjournment

The meeting recessed and was continued to November 14, 2022 at 6:00 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES D

DRAFT

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

The Orange Blossom Ranch Community Development held a Continued Landowners' Meeting on November 14, 2022 at 6:00 p.m., at The Ranch at Orange Blossom Amenity Center, 1945 Fairmont Lane, Naples, Florida 34120.

Present were:

Cindy Cerbone (via telephone)	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Wes Haber (via telephone)	District Counsel
Margaret Kloman	Landowner & Proxy Holder
Jerry Miller	Landowner

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at approximately 6:00 p.m. In addition to himself, Ms. Kloman and Mr. Miller were present, in person. Ms. Cerbone and Mr. Haber were present via telephone.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of a Chair to Conduct Landowners' Meeting

All in attendance agreed to Mr. Kantarzhi serving as the Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [SEATS 1, 2 & 4]

A. Nominations

Mr. Miller nominated the following:

Seat 1 Jerry Miller

38 Ms. Kloman nominated the following:

39 Seat 2 Margaret Kloman

40 Mr. Miller nominated the following:

41 Seat 4 Kenneth Mueller

42 No other nominations were made.

43 **B. Casting of Ballots**

44 **I. Determine Number of Voting Units Represented**

45 A total of three voting units were represented.

46 **II. Determine Number of Voting Units Assigned by Proxy**

47 One of the three voting units was assigned by proxy.

48 Mr. Miller cast one vote for each Seat.

49 Ms. Kloman has her individual vote and is the designated Proxy Holder of one vote,
50 assigned by Landowner Frank Tropfenbaum. As such, she can cast up to two votes per Seat.

51 Ms. Kloman cast two votes for Seats 1 and 2 and one vote for Seat 4.

52 The following total votes were cast for each nominee:

53 Seat 1 Jerry Miller 3 votes

54 Seat 2 Margaret Kloman 3 votes

55 Seat 4 Kenneth Mueller 2 votes

56 **C. Ballot Tabulation and Results**

57 Mr. Kantarzhi reported the following ballot tabulation, results and term lengths:

58 Seat 1 Jerry Miller 3 votes Four-year Term

59 Seat 2 Margaret Kloman 3 votes Four-year Term

60 Seat 4 Kenneth Mueller 2 votes Two-year Term

61

62 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

63

64 There were no Landowners' questions or comments.

65

66 **SIXTH ORDER OF BUSINESS**

Adjournment

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68 The meeting adjourned at approximately 6:09 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

The Ranch at Orange Blossom Amenity Center, 1945 Fairmont Lane, Naples, Florida 34120

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 3, 2022	Landowners' Meeting	6:00 PM
November 14, 2022	Continued Landowners' Meeting	6:00 PM
April 6, 2023	Regular Meeting	6:00 PM
August 3, 2023	Public Hearing & Regular Meeting	6:00 PM