

**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 6, 2023 at 6:00 p.m., at The Ranch at Orange Blossom Amenity Center, 1945 Fairmont Lane, Naples, Florida 34120.

Present were:

Ken Mueller	Chair
Donald Eckerty	Vice Chair
Gary Henderson (via telephone)	Assistant Secretary
Margaret Kloman	Assistant Secretary
Jerry Miller	Assistant Secretary

Also present were:

Andrew Kantarzhi	District Manager
Cindy Cerbone	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

Mr. Kantarzhi called the meeting to order at 6:00 p.m., and stated the Oath of Office was administered to Mr. Jerry Miller, Ms. Margaret Kloman and Mr. Kenneth Mueller prior to the meeting. Supervisors Mueller, Kloman, Eckerty and Miller were present. Supervisor Henderson attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

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)*

Mr. Kantarzhi reiterated that the Oath of Office was administered to all three Supervisors prior to the start of the meeting. Ms. Cerbone provided and explained the following items:

- 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**

FOURTH ORDER OF BUSINESS

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

Mr. Kantarzhi presented Resolution 2023-01 and recapped the results of the Landowners’ election, as follows:

Seat 1	Jerry Miller	3 votes	Four-year Term
Seat 2	Margaret Kloman	3 votes	Four-year Term
Seat 4	Kenneth Mueller	2 votes	Two-year Term

On MOTION by Mr. Mueller and seconded by Mr. Miller, with all in favor, 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, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2023-02. Mr. Mueller nominated the following:

Kenneth Mueller	Chair
Donald Eckerty	Vice Chair

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 Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Mueller and seconded by Ms. Kloman, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

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

Mr. Kantarzhi presented Resolution 2023-03. He reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

Ms. Cerbone and Mr. Barraco responded to questions regarding which assets are owned by the CDD, the “Total revenues” line item on Page 1 of the General Fund budget, the number of homes within the CDD boundaries, the most recent stormwater inspection, Trustee fee, bond debt, the Developer and the HOA Maintenance Agreement.

On MOTION by Mr. Mueller and seconded by Ms. Kloman, with all in favor, Resolution 2023-03, Approving Proposed Budgets for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 3, 2023 at 6:00 p.m., at The Ranch at Orange Blossom Amenity Center, 1945 Fairmont Lane, Naples, Florida 34120; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.

Consideration of Final Basin A Storm Water System Acceptance and Transfer (Developer to CDD)

This item was presented after the Eighth Order of Business.

EIGHTH ORDER OF BUSINESS

Discussion: South Florida Water Management District Construction Completion Certification (CCC) Partial Acceptance - Environmental Resource Permit (ERP) No. 11-106067-P

Mr. Barraco stated the stormwater management system was completed. Staff performed an inspection and sent the certification of completion to the South Florida Water Management District (SFWMD). The SFWMD did a subsequent inspection and issued a Construction Completion Certification (CCC) to the CDD, which acknowledges that the inspection was completed in accordance with the plan and the permit.

- **Consideration of Final Basin A Storm Water System Acceptance and Transfer (Developer to CDD)**

This item, previously the Seventh Order of Business, was presented out of order.

Mr. Barraco presented the Final Basin A Storm Water System Acceptance and Transfer from the Developer to the CDD and recommended formally accepting the water management system for operation and maintenance (O&M), including submitting the proper paperwork to the SFWMD to change the operator from the permittee to the CDD.

Asked if the new development is tied into the same water system as the CDD, Mr. Barraco replied yes but the two entities have independent permits. The CDD's primary responsibilities will include treating the lakes for unwanted vegetation and adhering to State requirements.

On MOTION by Mr. Mueller and seconded by Ms. Kloman, with all in favor, the Final Basin A Storm Water System Acceptance and Transfer from the Developer to the CDD, was approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

On MOTION by Mr. Miller and seconded by Ms. Kloman, with all in favor, the Unaudited Financial Statements as of February 28, 2023, was accepted.

TENTH ORDER OF BUSINESS

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**

On MOTION by Mr. Mueller and seconded by Ms. Kloman, with all in favor, the August 16, 2022 Continued Regular Meeting, September 8, 2022 Continued Regular Meeting, November 3, 2022 Landowners’ Meeting and November 14, 2022 Continued Landowners’ Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**

Mr. Haber stated a number of bills being considered during this the Legislative session might impact CDDs with recreational facilities. Specifically, governmental entities with wireless networks would be required to make sure their networks cannot be used to access websites and other data originating from certain countries.

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

There was nothing further to report.

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

- **NEXT MEETING DATE: August 3, 2023 at 6:00 PM**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Mueller and seconded by Ms. Kloman, with all in favor, the meeting adjourned at 6:55 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair