

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

The Board of Supervisors of the Orange Blossom Ranch Community Development District held a Public Hearing and Regular Meeting on August 3, 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	Assistant Secretary
Jerry Miller	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Wes Haber (via telephone)	District Counsel
Frank Savage (via telephone)	District Engineer
Laura Patel	Access Management
Anthony Ventura	Access Management
Veronica Vicino	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 6:00 p.m.

Supervisors Mueller, Henderson, Eckerty and Miller were present. Supervisor Kloman was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Supervisor Margaret Kloman [SEAT 2]; Term Expires November 2026

Mr. Kantarzhi presented Ms. Margaret Kloman’s resignation.

On MOTION by Mr. Henderson and seconded by Mr. Eckerty, with all in favor, the resignation of Ms. Margaret Kloman from Seat 2, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 2

This item was deferred.

- **Administration of Oath of Office to Newly Appointed Supervisor (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. **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**

Mr. Kantarzhi stated an e-blast about the vacancy on the Board will be sent in early 2024.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Designating Certain Officers of the District, and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. **Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2023-05. He stated the proposed Fiscal Year 2024 budget is unchanged since it was last presented.

On MOTION by Mr. Mueller and seconded by Mr. Miller, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Mueller and seconded by Mr. Miller, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Mueller and seconded by Mr. Henderson, with all in favor, Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2023-06. This is the Assessment Levying Resolution that takes into consideration the adopted budget and the assessment levels therein. This

enables the CDD to utilize the services of the Property Appraiser and Tax Collector for placement of the assessments on the property tax bill.

Mr. Haber stated both Resolutions being considered today are adopted annually; the budget and the assessments are for the fiscal year that starts on October 1, 2023 and runs through September 30, 2024.

On MOTION by Mr. Mueller and seconded by Mr. Miller, with all in favor, Resolution 2023-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates

Mr. Kantarzhi presented the Audited Financial Report for the Fiscal Year Ended September 30, 2022 and accompanying disclosures. There were no findings, recommendations, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

On MOTION by Mr. Miller and seconded by Mr. Henderson, with all in favor, the Audited Financial Report for the Fiscal Year Ended September 30, 2022, was approved.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022

On MOTION by Mr. Miller and seconded by Mr. Mueller, with all in favor, Resolution 2023-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2023-08.

The following change was made to the Fiscal Year 2024 Meeting Schedule:

LOCATION: The Ranch at Orange Blossom Amenity Center, 1938 Hawthorn Road, Naples, Florida 34120

On MOTION by Mr. Henderson and seconded by Mr. Mueller, with all in favor, Resolution 2023-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

Mr. Kantarzhi presented the Unaudited Financial Statements as of June 30, 2023.

Mr. Miller asked if the Unaudited Financials will be accepted subject to audit. Mr. Haber stated the Unaudited Financials will be part of the future audit that will take place; Board Members are not expected to do the level of review that an auditor does during the annual audit. The motion evidences that the Unaudited Financials were provided to the Board and Board Members had an opportunity to review them. While it is appropriate to indicate that they are subject to the audit, that does not need to be included in the motion; this discussion will be noted on the record to indicate that the Board Members are not playing the role of an auditor, as the CDD is required to have an audit conducted on an annual basis.

On MOTION by Mr. Mueller and seconded by Mr. Miller, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of April 6, 2023 Regular Meeting Minutes

Mr. Kantarzhi presented the April 6, 2023 Regular Meeting Minutes.

On MOTION by Mr. Mueller and seconded by Mr. Henderson, with all in favor, the April 6, 2023 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Haber discussed the requirement for Supervisors to complete a four-hour ethics continuing education course every year. The requirement will become effective on January 1, 2024. Staff will email information pertaining to free trainings available.

B. District Engineer: Barraco and Associates, Inc.

Mr. Savage discussed an Environmental Resource Permit (ERP) Modification by Collier County that will ultimately lower the control elevation of the surface water management system by .55', or just a little more than 6". He confirmed with the survey team that, as of last week, the work was not completed. If and when the work is done, guidance will be provided related to the CDD's responsibilities for the lake banks with regard to littoral plants, etc. No action is needed at this time.

Mr. Kantarzhi asked the Access Management representatives if they have anything to report. Ms. Patel indicated they do not. Mr. Kantarzhi commended Ms. Patel and her team and thanked them for their assistance with the transition.

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

- **1,096 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: April 4, 2024 at 6:00 PM**
 - **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Audience Comments

Resident Veronica Vicino asked if the back gate, which is the construction gate, can be locked at night and opened in the morning.

Ms. Patel stated it will be addressed in an upcoming meeting with Lennar staff on August 7, 2023. The consensus was that the gate has been an ongoing issue.

Ms. Patel asked if someone can research installing speed bumps on Hawthorne, due to what she believes is excessive speeding and because of the number of children residing in the townhomes. The consensus was that, while speeding has been an ongoing issue, it is an HOA matter.

Ms. Patel stated the HOA Board will meet next week and an announcement will be sent next week. Ms. Patel asked when the road connecting the CDD to the big park will be constructed. It was noted that will be included in Phase 3, for which the schedule is still being determined.

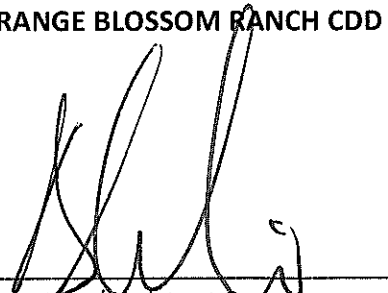
Mr. Miller stated that County Councilman William McDaniel is excellent about responding to email inquiries. He noted that Councilman McDaniel holds monthly meetings.

SIXTEENTH ORDER OF BUSINESS

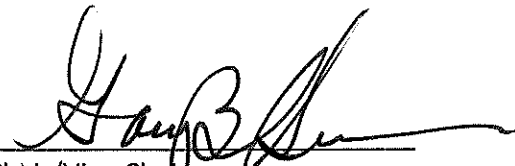
Adjournment

On MOTION by Mr. Mueller and seconded by Mr. Miller, with all in favor, the meeting adjourned at 6:31 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair