

**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 8, 2024 at 6:00 p.m., at the Ranch at Orange Blossom Amenity Center, 1938 Hawthorn Road, Naples, Florida 34120.

Present were:

Gary Henderson (via telephone)	Chair
Jerry Miller	Vice Chair
Donald Eckerty	Assistant Secretary
Nancy Miller	Assistant Secretary
Zahira Buchanan	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Kyle Magee (via telephone)	District Counsel
Frank Savage (via telephone)	District Engineer
Patty Nichini	Resident
Joanne Keeling	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 6:02 p.m.

Supervisors Jerry Miller, Nancy Miller, Eckerty and Buchanan were present. Supervisor Henderson attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

A. Proof/Affidavit of Publication

This item was included for informational purposes.

B. Consideration of Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Sanchez presented Resolution 2024-06. She reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. The budget is unchanged since last presented.

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

Resident Patty Nichini asked what the assessments are used for. Mr. Miller stated that part of the assessments goes towards paying off the bond debt that funded the infrastructure.

No other affected property owners or members of the public spoke.

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

On MOTION by Mr. Miller and seconded by Ms. Buchanan, with all in favor, Resolution 2024-06, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-07, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll;

**Providing a Severability Clause; and
Providing an Effective Date**

Ms. Sanchez presented the Resolution 2024-07.

On MOTION by Mr. Eckerty and seconded by Mr. Miller, with all in favor, Resolution 2024-07, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Presentation of Annual Financial Report
for the Fiscal Year Ended September 30,
2023, Prepared by Grau & Associates**

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A Board Member referred to Pages 4 and 10 and asked for the details and/or a breakdown of the infrastructure in the Capital Improvement Plan (CIP) to be included in the audit for the fiscal year ending September 30, 2024.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-08,
Hereby Accepting the Audited Financial
Report for the Fiscal Year Ended
September 30, 2023**

Ms. Sanchez presented Resolution 2024-08.

On MOTION by Mr. Miller and seconded by Mr. Eckerty, with all in favor, Resolution 2024-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Sanchez presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Eckerty and seconded by Ms. Miller, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2024

On MOTION by Ms. Miller and seconded by Mr. Miller, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of April 4, 2024 Regular Meeting Minutes

On MOTION by Ms. Miller and seconded by Ms. Buchanan, with all in favor, the April 4, 2024 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Discussion ensued regarding which seat is up for election at the November 7 Landowners' Election.

Mr. Magee will research which seat will be Landowner-elected.

B. District Engineer: Barraco and Associates, Inc.

Mr. Savage stated that it is time to start the certification process for the CIP improvements set forth in the Engineer’s Reports, which were funded by the bond proceeds.

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

- **1,316 Registered Voters in District as of April 15, 2024**
- **UPCOMING MEETINGS**
 - **November 7, 2024 at 11:00 AM [Landowners’ Meeting Only]**
 - **April 3, 2025 at 6:00 PM [Regular Meeting]**
- **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Miller and seconded by Ms. Buchanan, with all in favor, the meeting adjourned at 6:27 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair