

**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 4, 2024 at 6:00 p.m., at The Ranch at Orange Blossom Amenity Center, 1938 Hawthorn Road, Naples, Florida 34120.

Present were:

Donald Eckerty	Vice Chair
Gary Henderson	Assistant Secretary
Jerry Miller	Assistant Secretary

Also present were:

Andrew Kantarzhi	District Manager
Wes Haber (via telephone)	District Counsel
Nancy Miller	Resident
Zahira Buchanan	Resident
David Plante	Resident
Charles Morgan	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 6:05 p.m.

Supervisors Eckerty, Henderson and Miller, were present. Supervisor Mueller was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

▪ **Acceptance of Resignation of Kenneth Mueller [Seat 4]**

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

Mr. Kantarzhi presented Mr. Kenneth Mueller's resignation.

<p>On MOTION by Mr. Miller and seconded by Mr. Eckerty, with all in favor, the resignation of Mr. Kenneth Mueller from Seat 4, was accepted.</p>

THIRD ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2026

Mr. Miller nominated Mrs. Nancy Miller to fill Seat 2.

No other nominations were made.

On MOTION by Mr. Miller and seconded by Mr. Henderson, with all in favor, the appointment of Mrs. Nancy Miller to Seat 2, was approved.

- **Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2024**

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

Mr. Miller nominated Ms. Zahira Buchanan to fill Seat 4.

No other nominations were made.

On MOTION by Mr. Miller and seconded by Mr. Henderson, with all in favor, the appointment of Ms. Zahira Buchanan to Seat 4, was approved.

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

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mrs. Nancy Miller and Ms. Zahira Buchanan. He provided and briefly explained the following items:

- A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. **Membership, Obligation and Responsibilities**
- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

Mr. Haber stated both the public records and Sunshine Laws in Florida are interpreted very broadly in favor of disclosure and meeting in a public forum. With respect to the ethics training requirement, elected officials who assume their seats after March 31, 2024, are not required to complete the training until the 2025 calendar year.

FOURTH ORDER OF BUSINESS

Acceptance of Resignation of Kenneth Mueller [Seat 4]

This item was addressed following the Second Order of Business.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2024

- **Administration of Oath of Office to Appointed Supervisor**

This item was presented during the Third Order of Business.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Appointing and Removing Officers of the District and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2024-01.

Mr. Miller nominated Mr. Henderson as Chair. Mrs. Miller nominated Mr. Jerry Miller as Vice Chair.

No other nominations were made.

The slate of officers was as follows:

Gary Henderson	Chair
Jerry Miller	Vice Chair
Donald Eckerty	Assistant Secretary
Nancy Miller	Assistant Secretary
Zahira Buchanan	Assistant Secretary

This Resolution removes the following from the Board:

Margaret Kloman	Assistant Secretary
Kenneth Mueller	Chair

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Andrew Kantarzhi	Assistant Secretary
Craig Wrathell	Treasurer

On MOTION by Mr. Eckerty and seconded by Mrs. Miller, with all in favor, Resolution 2024-01, Appointing and Removing Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Approving Proposed Budgets for Fiscal Year 2024/2025 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 2024-02. He 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.

On MOTION by Mr. Miller and seconded by Mr. Henderson, with all in favor, Resolution 2024-02, Approving Proposed Budgets for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 8, 2024 at 6:00 p.m., at The Ranch at Orange Blossom Amenity Center, 1938 Hawthorn Road, Naples, Florida 34120; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Collier County Supervisor of Elections Begin Conducting the Districts’ General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Kantarzhi presented Resolution 2024-03 and read the title. Seats 3 and 4 will be up for election at the November 2024 General Election. The official candidate qualifying period is from noon, June 10, 2024 through noon, on June 14, 2024.

On MOTION by Mr. Eckerty and seconded by Mr. Miller, with all in favor, Resolution 2024-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Collier County Supervisor of Elections Begin Conducting the Districts’ General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating a Date, Time and Location for a Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

Mr. Kantarzhi presented Resolution 2024-04. Seat 5 will be up for election at the November 2024 Landowners’ Election.

On MOTION by Mr. Eckerty and seconded by Mr. Miller, with all in favor, Resolution 2024-04, Designating a Date, Time and Location of November 7, 2024 at 11:00 a.m., at The Ranch at Orange Blossom Amenity Center, 1938 Hawthorn Road, Naples, Florida 34120 for a Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2024-05.

Discussion ensued regarding changing the meeting times.

The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE and TIME: Insert “November 7, 2024” and “11:00 AM”

The consensus was to make adjustments to the meeting time ahead of the next meeting, if necessary.

On MOTION by Mrs. Nancy Miller and seconded by Ms. Buchanan, with all in favor, the Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 29, 2024

On MOTION by Ms. Buchanan and seconded by Mr. Henderson, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of August 3, 2023 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Henderson and seconded by Ms. Buchanan, with all in favor, the August 3, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Barraco and Associates, Inc.

There were no reports from District Counsel or the District Engineer.

- C. District Manager: Wrathell, Hunt & Associates, LLC
 - NEXT MEETING DATE: August 8, 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 Charles Morgan stated he recently moved into the CDD. He asked if his unit assessment of \$684.59 will change and asked to see the Unaudited Financials from February 1994. Mr. Kantarzhi explained that the debt service assessment is paid down over the years and the Operations and Maintenance (O&M) portion of the annual assessment can fluctuate. The

financials are public records and can be requested from the District Manager or accessed on the CDD website.


Resident David Plante asked if meeting notes are part of the public record, who prepares the financial statements, when the fiscal year ends and if the Code of Ethics is in Part 3, Chapter 12 of the Florida Statutes. Mr. Haber stated the Code of Ethics is in Chapter 112, Part 3. Regarding meeting notes, Mr. Kantarzhi stated that meeting notes are part of the public record, the unaudited financials are prepared by Management’s Accounting team and the fiscal year ends on September 30th.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Miller and seconded by Mr. Henderson, with all in favor, the meeting adjourned at 6:43 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair