

MINUTES OF MEETING
ROLLING OAKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rolling Oaks Community Development District was held Thursday, June 11, 2020 at 12:00 p.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020, and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

John Chiste	Chairman
Jared Bouskila	Vice Chairman
Cora DiFiore	Assistant Secretary
Peter Brown	Assistant Secretary
Samir Yajnik	Assistant Secretary

Also present were:

George Flint	District Manager
Vivek Babbar	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 14, 2020 Meeting

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the minutes of the May 14, 2020 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion of Proposed Fiscal Year 2021 Budget

Mr. Flint stated you approved the proposed budget last month and set the public hearing for your August meeting. You still have an opportunity in July and August to make any changes to this. The version that was in your agenda package, the numbers got jumbled on the developer contribution row, that should be \$79,651. Your current year landscape maintenance projection for the last six months was under projected, that should be \$55,620 not \$37,080 and that will affect the year end but doesn't necessarily affect the proposed budget for next year.

Mr. Chiste asked is there any direct bill on the assessments or is it all direct bill under developer contribution?

Mr. Flint responded we currently have 449 platted units that the \$532 is being assessed to. I know we are talking about another plat being recorded and depending on the timing of that those platted lots would be direct billed or on the roll. You have some additional lots there. A lot of the master maintenance costs the future phases are going to benefit from so as you add on those future phases a lot of these existing costs are benefiting them as well so I don't know if it is going to be a one to one increase.

Mr. Chiste stated I understand that. As I'm looking at the landscaping at Rolling Oaks that the CDD takes care of, what are they taking care of?

Mr. Brown responded they are taking care of from 192 along Inspiration Drive and then down through Fins Up Circle all the way to the south gate. You go all the way down and wrap around the water park past the little drop off spot and then around the circle down through the gatehouse and then to the left along Fins Up Circle all the way down to Formosa Gardens Boulevard.

Mr. Chiste asked what about the portion as you drive in and go through the guard gate by the hotel and make a right?

Mr. Brown stated yes, but there is not much landscaping, that is mostly shell.

Mr. Chiste asked when you get up by the apartments, who does that?

Mr. Brown responded there is very minimal maintenance in that area.

Mr. Flint stated we might need to look at your streetlight lease.

Mr. Brown stated Anna is going through all of the utilities right now to make sure all those get allocated to the CDD.

Mr. Flint stated if there is any thought that the per unit assessment would go up then we would need to do that in enough time to do a mailed notice, but with the additional platted lots, the existing lots we can adjust the line items up and down as long as the per unit assessment is not increasing.

Mr. Chiste asked which lakes do they take care of? The big one?

Mr. Brown asked do you mean the one behind the water park parking lot, the big rectangle? That one is the only lake that is not part of the CDD.

Mr. Flint stated you do have a Cadillac maintenance program on your lakes. I know you had some water quality problems and midge issues and there is a lot of extra treatment.

Mr. Brown stated we are going to pull back a little bit on the pond maintenance.

Mr. Flint stated the current contract is the \$37,000 we added \$10,000 to that and the landscape contract so there is a little buffer in both those line items and if we are going to decrease lake maintenance we can adjust that in August.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-07 Approving Phase 6B Plat

Mr. Flint stated next is Resolution 2020-07, which authorizes the Chair to execute the Phase 6B Plat. Vivek prepared a resolution as well as the revised agenda and the preliminary plat was emailed to the board yesterday afternoon.

Mr. Brown stated this is a replat where we are taking a little section of land and creating two more residential lots and then we are also replatting a portion of Phase 6 because we are going to be adding pools to each of the houses so we are enlarging the lots so that the pool falls within the lot not the common area. In essence it reduces a little bit of the common area, it doesn't affect anything with the CDD, but since the CDD is on the plat we need your consent to the plat.

Mr. Babbar stated it is the same form resolution we have prepared in the past.

Mr. Flint asked the common area that is being absorbed by the lots is owned by which entity?

Mr. Brown responded it is owned by Splendid, but it will be a part of the HOA eventually, not a part of the CDD.

Mr. Babbar stated the only tract the CDD owns right now pursuant to the plat is the right of way tracts and we will have drainage easements and other responsibilities, but that is the only tract the district owns.

On MOTION by Mr. Brown seconded by Mr. Chiste with all in favor Resolution 2020-07 Approving Phase 6B Plat was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Babbar stated the governor’s most recent executive order seems to limit our ability to use Zoom or virtual quorums as of June 30th. Unless we get clarification or extension, we may have to meet in person in July.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Presentation of Number of Registered voters – 19

A copy of the letter from the supervisor of elections indicating that there are 19 registered voters residing within the district was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – July 9, 2020

Mr. Flint stated the next meeting is scheduled for July 9th and I will get with John before that time and if we need the meeting, we will meet otherwise we will cancel. We will have to meet

in August because you will have the budget hearing in August. We will send out a reminder in advance of that meeting.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the meeting adjourned at 12:17 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman