

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, April 22, 2021 at 1:00 p.m. in the Seagrass Room at the Margaritaville Resort Orlando, 8000 Fins Up Circle, Kissimmee, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Vivek Babbar	District Counsel by telephone
Dave Schmitt	District Engineer by telephone

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 March 25,
2021 Meeting**

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the minutes of the March 25, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-03
Approving the Proposed Budget for Fiscal
Year 2011 and Setting a Public Hearing**

Mr. Flint stated next is consideration of Resolution 2021-03 approving a proposed budget and setting the date, place, and time of the public hearing. Each year the Board must approve a proposed budget by June 15th and set the public hearing. We are recommending your July 22, 2021 meeting at 1:00 p.m. for your public hearing. Attached to the resolution as Exhibit A is the proposed budget, which is not binding on the Board, but it is the start of the budget process. We set this proposed budget as a buildout budget, we have 449 platted units at a per unit assessment of \$532 and the difference between the budget and the revenue generated by assessments is reflected as developer contribution. The developer just has the obligation for the actual costs above what the assessments generate. This year we are projecting \$432,000 in expenses through 9/30, I don't know what the timing is on your next plat if it occurs in time for the county to pick that up. They provide us a preliminary assessment roll on June 1 and that preliminary assessment roll may or may not reflect the units depending on your plat timing. We can modify this up to and at the July 22nd public hearing if needed.

On MOTION by Mr. Brown seconded by Mr. Chiste with all in favor Resolution 2021-03 approving the proposed Fiscal Year 2022 budget and setting a public hearing for July 22, 2021 was approved.

FIFTH ORDER OF BUSINESS

**Ratification of Addendum to Agreement with
REW Landscape Corp**

Mr. Flint stated next is an addendum to the current contract with REW Landscape for an additional area of \$950 per month. This was brought forward by Mr. Brown, an additional section of roadway that has been platted to the CDD needs maintenance and we have added it to the contract and the Chair has signed it and we are asking the Board to ratify this addendum

On MOTION by Mr. Brown seconded by Mr. Chiste with all in favor the addendum to the agreement with REW Landscape Corp. for the south side section of Finns Up Circle for an additional \$950 per month was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Babbar stated Senate Bill 72 passed giving the District and business owners protection from litigation related to COVID-19 claims. There is about a week left in the legislative session and there hasn't been much movement on the other bills. We will provide an update at a future Board meeting.

B. Engineer

Mr. Schmitt stated Chris and Bruce requested an updated master to verify the numbers.

C. Manager

i. Approval of Check Register

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

ii. Balance Sheet and Income Statement

Mr. Flint stated we are preparing a revision to the master assessment methodology as a result of the change in the development plan and I hope to get a draft out by the end of the week or early next week. I will send that to the Board and follow-up with a meeting with Peter to go over that. Our plan is that at the May meeting if everything is in order with the revised methodology, we would need to do another assessment hearing on the undeveloped part of the project to reallocate those assessments and benefit. At the May meeting you would adopt two resolutions, one expressing the District's intent to modify and the other one setting the hearing and the hearing would have to be at least 30 days from the May meeting. We could probably do the hearing at the July meeting when we do the budget adoption.

Mr. Chiste asked will that result in more dwelling units?

Mr. Flint stated there are more dwelling units but in the product mix some are smaller, it is more dense and we have to look at the benefit that is allocated to the different product types. We also have the cap on the bond validation that we have to deal with as well. We are taking all of that into account.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – May 27, 2021

Mr. Flint stated the next meeting date is May 27, 2021.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Chiste seconded by Mr. Yajnik with all in favor the meeting adjourned at 1:11 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman