

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

Present and constituting a quorum were:

John Chiste	Chairman
Jared Bouskila	Vice Chairman
Peter Brown	Assistant Secretary
Steven Dougherty	Assistant Secretary

Also present were:

George Flint	Manager
Vivek Babbar	Attorney by telephone
Bruce Taylor	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

Organizational Matters

A. Acceptance of Resignation of Samir Yajnik

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor Samir Yajnik's resignation was accepted.

B. Appointment of Individual to Fill the Vacancy with a Term Ending November 2022

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor Steven Dougherty was appointed to fill the unexpired term of office.

C. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint being a notary public of the State of Florida administered the oath of office to Mr. Dougherty.

Mr. Flint reviewed the new supervisor information material provided to Mr. Dougherty and stated the financial disclosure form must be filed with the supervisor of elections in the county in which you reside within 30 days of today.

D. Consideration of Resolution 2021-06 Electing an Assistant Secretary

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor Resolution 2021-06 electing Steven Dougherty assistant secretary was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the June 24, 2021 Meeting

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the minutes of the June 24, 2021 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. Flint stated next is a public hearing to consider the adoption of the Fiscal Year 2022 budget and impose special assessments related to that budget.

We will open the public hearing and ask if there are any members of the public who would like to provide comments on the budget. Hearing no public comment we will bring it back to the board.

A. Consideration of Resolution 2021-07 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Mr. Flint stated the first item is Resolution 2021-07 that approves the 2022 budget, which is attached as Exhibit A. The per unit assessment remains the same at \$532 per unit per year for O&M. There is still 451 units platted so the balance of the budget is reflected as developer contributions. Later in the agenda will be the developer funding agreement to fund any costs that are not covered by the on-roll assessments.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor Resolution 2021-07 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2021-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated the next resolution is still part of the public hearing. There are two exhibits to Resolution 2021-08, one is the adopted budget and the other is the assessment roll reflecting those 451 platted units.

Mr. Brown stated we are doing \$532 assessment per unit. Does that account for the extra two units?

Mr. Flint stated I think it may be an error at the bottom of the budget.

Mr. Brown stated it is an extra \$1,000.

Mr. Flint stated the assessment roll net is \$225,536 versus \$224,536 so it is basically \$1,000 difference and if you want to approve this, I can reduce the developer contribution by \$1,000. Approval of Resolution 2021-07 was contingent upon modifying the number of units to 451.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor Resolution 2021-08 Imposing Special Assessments and Certifying an Assessment Roll was approved subject to the modification.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2021-2011 Budget Funding Agreement

Mr. Flint stated part of the budget is funded through a developer funding agreement and this is the standard funding agreement that you have approved in the past between the CDD and Rolling Oaks Splendid LLC.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the Fiscal Year 2022 budget funding agreement with Rolling Oaks Splendid, LLC was approved.

SEVENTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2020 Audit Report

Mr. Flint stated each year the CDD is required to have an annual independent audit performed and you selected Berger Toombs to prepare that audit. The audit was filed prior to June

30th as required by statute and we are asking the board to ratify our action in doing that and accept the audit. This is a clean audit and there were no prior year or current year findings or recommendations.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the Fiscal Year 2020 audit was accepted and staff's action in transmitting it to the State of Florida was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Flint stated at the last meeting the board had scheduled an assessment hearing for the August meeting but between the last meeting and now, we have become aware that we need to amend the engineer's report and methodology to address the apartment issue and I suggest we not hold the hearing in August and not run those notices. In August we will restart the process. Otherwise, we would incur the cost of those notices and we wouldn't be able to adopt anything.

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

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

iii. Approval of Fiscal Year 2022 Meeting Schedule

Mr. Flint stated each year you are required to adopt an annual meeting schedule. You have historically met on the fourth Thursday of the month at 1:00 p.m. in this location except for November and December because of the holidays there are conflicts. We prepared a sample meeting notice if the board is comfortable with continuing to meet on the date, time and location you can approve this notice, or we can make adjustments as necessary and if there is no business we will cancel.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the Fiscal Year 2022 meeting schedule reflecting meetings on the fourth Thursday of the month with the exception of November and December meetings being November 17, 2021 and December 15, 2021 was approved.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date – August 26, 2021

Mr. Flint stated the next meeting is August 26, 2021 and if everything goes well, we should be bringing back a revised engineer’s report and methodology at that meeting.

EKEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the meeting adjourned at 1:13 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman