

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, March 23, 2023 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 <i>by phone</i>	Vice Chairman
Cora DiFiore <i>by phone</i>	Assistant Secretary
Peter Brown	Assistant Secretary
Steven Dougherty	Assistant Secretary

Also present were:

George Flint	District Manager
Vivek Babbar <i>by phone</i>	District Counsel
Dave Schmitt <i>by phone</i>	District Engineer

**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 February 23,  
2023 Meeting**

On MOTION by Mr. Chiste seconded by Mr. Dougherty with all in favor the minutes of the February 23, 2023 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Creative North Lawn & Landscape Maintenance Agreement**

Mr. Flint stated next is the agreement with Creative North for additional ideas for landscaping and there is a map attached to the proposal that shows the areas that are covered by this agreement.

Mr. Brown stated the reason for Creative North is they install it as well and I want to make sure we get a warranty period without finger pointing between multiple landscape companies. At least through the warranty period we would like to use the installer.

Mr. Flint stated we will have to incorporate this into the FY24 budget which starts in October. We will have to look at our per unit assessments that potentially need some adjustment and we will deal with that at the April or May meeting when we present the proposed budget.

On MOTION by Mr. Chiste seconded by Mr. Dougherty with all in favor the proposal from Creative North Lawn & Landscape in the amount of \$107,896 was approved and District Counsel was authorized to prepare an agreement to cover this proposal to be effective March 1, 2023 and with a termination clause with 30 days' notice by the District and 60 days' notice by Creative North Lawn & Landscape.

**FIFTH ORDER OF BUSINESS**

**Consideration of Creative North Pond Mowing Maintenance (Ponds 4 & 5)**

Mr. Flint stated item five is pond mowing for ponds 4 & 5. You can probably cover this proposal in the same agreement.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor a contract with Creative North for pond mowing maintenance for ponds 4 & 5 in the amount of \$65,192, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Request for Transfer of Environmental Resource Permit to Operation and Maintenance Entity for Phase 7**

Mr. Flint stated when the District was set up one of their primary responsibilities was to maintain the stormwater system and this is transferring the permit for purposes of O&M to the CDD for Phase 7.



**ii. Balance Sheet and Income Statement**

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

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting Date – April 27, 2023**

Mr. Flint stated the next meeting date is April 27, 2023.

Mr. Chiste asked can we move this meeting to 12:15?

Mr. Flint stated we would just have to run the notice. We will move the April 27, 2023 meeting to 12:15 p.m.

**TWELFTH ORDER OF BUSINESS**

**Adjournemnt**

On MOTION by Mr. Brown seconded by Mr. Chiste with all in favor the meeting adjourned at 1:10 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman