

**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 28, 2024**, 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 <i>via Zoom</i>
Jared Bouskila	Vice Chairman <i>via Zoom</i>
Cora DiFiore	Assistant Secretary
Peter Brown	Assistant Secretary
Steven Dougherty	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Vivek Babbar	District Counsel <i>via Zoom</i>
Dave Schmitt	District Engineer <i>via Zoom</i>

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comment, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the November 13,
2023 Meeting**

On MOTION by Mr. Brown seconded by Mr. Dougherty with all in favor the minutes of the November 13, 2023 meeting were approved as presented.

March 28, 2024

Rolling Oaks CDD

FOURTH ORDER OF BUSINESS

Ratification of Landscape Agreement Addendum

Ms. Adams stated District Management staff worked with Yellowstone to reduce annual landscape services and corresponding expenses. There was a reduction in the number of times palm trees are trimmed, and a reduction in the inoculation program for the palm trees, and as a result we were able to reduce the annual cost to be commensurate with the current budget amount for landscaping. The addendum was signed by the Chairman and requires ratification by the Board.

On MOTION by Mr. Bouskila seconded by Mr. Chiste with all in favor the first addendum to the landscape maintenance agreement with Yellowstone, Inc. in the amount of \$236,420 was ratified.

FIFTH ORDER OF BUSINESS

Ratification of Quote from Fast Professional Cleaning, LLC for Pressure Washing Services

On MOTION by Mr. Brown seconded by Mr. Dougherty with all in favor the proposal from Fast Professional Cleaning, LLC for pressure washing services in the amount of \$2,900 was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Series 2018 and 2022 Arbitrage Rebate Reports

Ms. Adams stated series 2018 and 2022 arbitrage rebate calculation reports were included in the agenda packet. You will see there is no rebate liability for the series 2018 or 2022 series bonds.

On MOTION by Mr. Dougherty seconded by Ms. DiFiore with all in favor the arbitrage rebate reports for the series 2018 and 2022 were accepted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-02 Adopting Parking Rules

Ms. Adams stated the management team was contacted by the HOA manager who had challenges regulating parking on the district’s roadway and property. Approval of Resolution 2024-02 will adopt parking and towing policies, it also authorizes the district manager to engage a towing service provider to enforce the parking policies. There are requirements regarding signage

March 28, 2024

Rolling Oaks CDD

and the location of the towing services provider. This is a draft of the parking and towing policies and the policy addresses situations such as no trailers or recreational vehicles between the hours of 10:00 p.m. and 6:00 a.m. except as permitted, no parking of commercial vehicles except on a temporary basis, no abandoned or broken-down vehicles, no vehicles with for sale signs and other parking concerns. Within the Resolution, the district is indemnifying themselves that we are not providing safeguards for vehicles that park on district roadway.

The purpose of the parking policies is to allow for the district’s designee, that would be the homeowners association, who engages the security service company to actively patrol, issue citations and if vehicles refuse to comply with the parking policy, vehicles will be towed from district property.

Mr. Babbar stated it is fairly standard and boilerplate information. It references the statutes that we are authorized to adopt parking and towing policies as well as the language that is required in the Florida Statutes. This resolution authorizes us to engage a towing operator and make sure they are responsible for complying with the signage and other statutory requirements and designates the association manager as one of the authorized entities to contact the towing operator and enforce the parking.

Ms. Adams stated in some districts where we have towing policies, we have an additional agreement with the homeowners’ association in order to enforce the district’s parking policies. Is that something you recommend for this district?

Mr. Babbar stated that is always a good idea. I recommend entering into an agreement with the association.

Ms. Adams stated when the policies are finalized, we will provide a copy of the map that identifies all of the district property. That way there is clarification and something we can provide along with the policies on where parking is restricted.

On MOTION by Mr. Dougherty seconded by Ms. DiFiore with all in favor Resolution 2024-02 was approved and staff was authorized to prepare an agreement with the homeowners’ association to enforce the district’s parking policy.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

March 28, 2024

Rolling Oaks CDD

Mr. Babbar stated as an update to the expansion of the district boundary, we received the finalized portion of the exhibits and we anticipate sending the entire package for the chair’s signature next week and we will have it filed as soon as possible and push the county to move forward on that.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Bouskila seconded by Mr. Chiste 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.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date – April 25, 2024

On MOTION by Mr. Brown seconded by Mr. Dougherty with all in favor the meeting adjourned at 1:18 p.m.

DocuSigned by:
Tricia Adams
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Secretary/Assistant Secretary

DocuSigned by:
John Chiste
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Chairman/Vice Chairman