

**MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING  
SIMMONS VILLAGE NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meetings of the Board of Supervisors of the Simmons Village North Community Development District was held on Thursday, August 3, 2023, and called to order at 3:34 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

Present and constituting a quorum were:

Nicholas Dister	Chairperson
Patricia Buck	Vice-Chairperson
Carlos de la Ossa	Assistant Secretary
Jennifer Orsi	Assistant Secretary
Ryan Motko	Assistant Secretary

Also present:

Bryan Radcliff	District Manager
Angie Grunwald	District Manager
Kathryn "KC" Hopkinson	District Counsel
Michael Broadus	District Counsel

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Radcliff called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment on Agenda Items**

There being no public comments, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Recess to Public Hearings**

Mr. Radcliff directed the Board of Supervisors to recess to the Public Hearing.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adopting Fiscal Year  
2024 Final Budget**

**A. Open Public Hearing on Adopting Final Budget.**

On MOTION by Ms. Buck seconded by Mr. de la Ossa with all in favor Public Hearing on Adopting Fiscal Year 2024 Final Budget was opened. 4-0
---

**B. Staff Presentations**

Mr. Radcliff discussed the proposed budget with the Board.

**C. Public Comments**

There were no public comments.

**D. Consideration of Resolution 2023-07 Adopting Fiscal Year 2024 Final Budget**

Mr. Radcliff reviewed and discussed the resolution with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Motko with all in favor Resolution 2023-07 for the Fiscal Year 2024 Final Budget, was adopted. 5-0

**E. Consideration of Developer Funding Agreement for FY 2024 - Pulte Home Company**

**F. Consideration of Developer Funding Agreement for FY 2024 - Sunfield Homes, Inc. & Amberglen Development, Inc**

Mr. Radcliff reviewed and discussed the funding agreements for Fiscal Year 2024 as stated above with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Motko with all in favor the Developer Funding Agreements for Fiscal Year 2024 with Pulte Homes and Sunfield Homes were approved in substantial form. 5-0

**E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget**

On MOTION by Ms. Buck seconded by Mr. Dister with all in favor Public Hearing on Adopting Fiscal Year 2024 Final Budget was closed. 5-0

**FIFTH ORDER OF BUSINESS**

**Return to Regular Meeting**

Mr. Radcliff directed the Board of Supervisors to proceed to the Regular Meeting.

**SIXTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2023-08; Setting Fiscal Year 2024 Meeting Schedule**

Mr. Radcliff discussed the resolution and setting the Fiscal Year meeting schedule with the Board.

On MOTION by Mr. de la Ossa seconded by Ms. Buck with all in favor Resolution 2023-08, Setting the Fiscal Year 2024 meeting schedule, was approved. 5-0

**B. General Matters of the District**

There being no additional general matters of the District, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting June 01, 2023**

**B. Consideration of Operation and Maintenance Expenditures May 2023**

**C. Consideration of Operation and Maintenance Expenditures June 2023**

**D. Review of Financial Statements Month Ending June 30, 2023**

Mr. Radcliff discussed the consent agenda item as presented with no questions or revisions by the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Motko with all in favor Consent Agenda items A through D, were approved as presented. 5-0

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**B. District Manager**

**C. District Engineer**

There being no staff reports, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Board of Supervisors Requests and Comments**

There being no Board Supervisor requests or comments, the next order of business followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Dister seconded by Mr. de la Ossa with all in favor the meeting was adjourned at 3:39 p.m.

  
\_\_\_\_\_  
Bryan Radcliff  
Assistant Secretary

  
\_\_\_\_\_  
Chairperson/ Vice-Chairperson