MINUTES OF MEETING
SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Simmons Village North Community Development District held a Regular Meeting on March 6, 2024, at 10:00 a.m., at the Pulte Office, 2662 S. Falkenburg Road, Riverview, Florida 33578.

Present:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Matt O'Brien	Assistant Secretary
Connor Gallagher	Assistant Secretary

Also present:

Kristen Suit	District Manager
Tucker Mackie (via telephone)	District Counsel

FIRST ORDER OF BUSINESS — **Call to Order/Roll Call**

Ms. Suit called the meeting to order at 10:01 p.m. Supervisors Aponte, O'Brien, Gallagher and Supervisor-Appointee Lefere were present. Supervisor Law was absent.

SECOND ORDER OF BUSINESS — **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS — **Administration of Oath of Office to Supervisor Brady Lefere**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Brady Lefere. Mr. Lefere is familiar with the items in the Supervisor package.

FOURTH ORDER OF BUSINESS — **Consideration of District Management Transition Items**

A. Acceptance of Inframark Resignation

Ms. Suit presented the Inframark, LLC resignation letter.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Inframark Resignation letter, terminating management services effective April 30, 2024, was accepted.

B. Resolution 2024-03, Appointing and Fixing the Compensation of the District Manager; Assessment Consultant and Dissemination Agent; and Providing an Effective Date

- **Agreement for District Management Services**

Ms. Suit present Resolution 2024-03 and the Management Fee Agreement. She noted that Wrathell, Hunt and Associates will not charge its fee until May 1, 2024, while Inframark continues billing the CDD through the end of the termination period on April 30, 2024.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager; Assessment Consultant and Dissemination Agent; and Providing an Effective Date, was adopted and the Management Fee Agreement, was approved.

C. Resolution 2024-04, Appointing and Removing Officers of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2024-04. Mr. Lefere nominated the following slate:

Kristen Suit	Assistant Secretary	effective March 6, 2024
Craig Wrathell	Secretary	effective March 6, 2024
Craig Wrathell	Treasurer	effective April 5, 2024
Jeffrey Pinder	Assistant Treasurer	effective April 5, 2024

No other nominations were made.

This Resolution removes the following Officers:

Brian Lamb	Secretary	effective April 5, 2024
Bryan Radcliff	Assistant Secretary	effective April 5, 2024
Eric Davidson	Treasurer	effective April 5, 2024

Prior appointments for Chair, Vice Chair and Assistant Secretaries remained unaffected by this Resolution.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-04, Appointing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

D. Resolution 2024-05, Designating a Public Depository for Funds of Simmons Village North Community Development District and Providing for an Effective Date [Truist Bank]

The following will be inserted into Resolution 2024-05:

Section 4: Insert "April 5"

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-05, Designating Truist Bank as the Public Depository for Funds of Simmons Village North Community Development District and Providing for an Effective Date, was adopted.

E. Resolution 2024-06, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

The following will be inserted into Resolution 2024-06:

Section 2: Insert "April 5"

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-06, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

F. Resolution 2024-07, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

The following will be inserted into Resolution 2024-07:

Section 4: Insert "March 6"

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-07, Designating Tucker Mackie as the Registered Agent and the Kutak Rock, LLP office at 107 W. College Avenue, Tallahassee, Florida 32301, as the Registered Office of the District, and Providing for an Effective Date, was adopted.

G. Resolution 2024-08, Designating the Primary Headquarters of the District; and Providing an Effective Date

The following will be inserted into Resolution 2024-08:

Section 3: Insert "March 6"

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-08, Designating the Wrathell, Hunt and Associates' office, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, as the Primary Headquarters of the District; and Providing an Effective Date, was adopted.

H. Resolution 2024-09, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

I. Resolution 2024-10, Designating a Date, Time and Location for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date

Ms. Suit presented Resolution 2024-10. Board Members are not required to attend. The Landowner or a Landowner representative must attend or a proxy holder, such as Ms. Suit, can be designated as proxy holder to cast votes on behalf of the Landowner.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-10, Designating November 5, 2024 at 3:00 p.m., at a location to be determined, as the Date, Time and Location for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date, was adopted.

J. Resolution 2024-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2023/2024 and Providing for an Effective Date

Ms. Suit presented Resolution 2024-11. The following will be inserted into the Fiscal Year 2024 Meeting Schedule:

DATES: May 1, 2024; June 5, 2024; July 3, 2024; August 7, 2024 and September 4, 2024

TIME: 10:00 AM

LOCATION: Pulte Office, 2662 S. Falkenburg Road, Riverview, Florida 33578

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2024-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2023/2024 and Providing for an Effective Date, was adopted.

K. Strange Zone, Inc., Quotation #M24-1008 for District Website Design, Maintenance and Domain Web-Site Design Agreement

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Strange Zone, Inc., Quotation #M24-1008 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of $1,679.99, was approved.

L. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of $210, was approved.

FIFTH ORDER OF BUSINESS **Consideration of District Counsel Transition Items**

A. Acceptance of Straley Robin Vericker Resignation

Ms. Suit presented the Straley Robin Vericker resignation letter.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the resignation of Straley Robin Vericker as District Counsel, effective February 14, 2024, was accepted.

B. Resolution 2024-12, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Kutak Rock LLP**

Ms. Suit presented Resolution 2024-12 and the Kutak Rock, LLP, Retention and Fee Agreement. The following change was made:

Effective Date: Change "March 6, 2024" to "February 14, 2024"

On MOTION by Mr. Noordstar and seconded by Mr. Bennett, with all in favor, Resolution 2024-12, as amended, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted and the Kutak Rock, LLP Retention and Fee Agreement, was approved.

- **Consideration of Acquisition Agreement for Certain Work Product, Infrastructure and Real Property**

This item was included in the electronic agenda but omitted from the physical agenda.

Ms. Kilinski stated that, when the bonds were issued, the Acquisition Agreement was entered into with the Landbank entities but it is anticipated that the CDD will be acquiring improvements directly from Pulte Home Company, LLC.

Discussion ensued regarding Acquisition Agreements related to other entities.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Acquisition Agreement with Pulte Home Company, LLC, for Certain Work Product, Infrastructure and Real Property, was approved.

SIXTH ORDER OF BUSINESS **Update: Financing**

This item was not addressed.

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of December 31, 2023**

- **Check Register**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of December 31, 2023 and Check Register, were accepted.

EIGHTH ORDER OF BUSINESS **Approval of January 10, 2024 Regular Meeting Minutes**

On MOTION by Mr. Aponte and seconded by Mr. Gallagher, with all in favor, the January 10, 2024 Regular Meeting Minutes, as presented, were approved.

Ms. Suit asked if the CDD's budget is for Administrative Services only and clarification that the HOA will be managing the amenities. Mr. Lefere replied affirmatively for both.

Discussion ensued regarding who will manage the CDD improvements and incorporating the field operation costs into the CDD budget.

NINETH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Stantec

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

The April 3, 2024 meeting will be cancelled. The next meeting will be on May 1, 2024; agenda items will include Mr. O'Brien's resignation letter, appointment of Mr. Colbie Bosh to the Board and presentation of the proposed Fiscal Year 2025 budget.

TENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members comments or requests.

ELEVENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the meeting adjourned at 10:18 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair