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 June 5, 2024 at 12:00 p.m., at the Pulte Office, 2662 S. Falkenburg Road, Riverview, Florida 33578.

Present:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Connor Gallagher	Assistant Secretary

Also present:

Kristen Suit	District Manager
Ryan Dugan	District Counsel
Pfilip Hunt	Pulte Intern
Michael Prough	Pulte Intern
Colbie Bosch	Supervisor-appointee

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

Ms. Suit called the meeting to order at 12:00 p.m.

Supervisors Lefere, Aponte and Gallagher were present. Supervisors Law and O'Brien were absent.

SECOND ORDER OF BUSINESS **Public Comments**

There were no public comments.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Matt O'Brien [Seat 3]; Term Expires November 2024**

Ms. Suit presented Mr. Matt O'Brien's resignation letter.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the resignation of Mr. Matt O'Brien, from Seat 3, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment of Colbie Bosch to Fill Unexpired Term of Seat 3**

Mr. Lefere nominated Ms. Colbie Bosch to Seat 3.

No other nominations were made.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the appointment of Ms. Colbie Bosch to Seat 3, was approved.

- **Administration of Oath of Office (the following will also be provided in a separate package)**

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

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligation and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-13, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-13. The following slate was nominated:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Connor Gallagher	Assistant Secretary

Max Law	Assistant Secretary
Colbie Bosch	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Matt O'Brien	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2024-13, Electing and Removing Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-14, Approving a Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; And Providing an Effective Date**

Ms. Suit presented Resolution 2024-14. She briefly reviewed the proposed Fiscal Year 2025 budget.

Mr. Lefere requested the following changes to the proposed Fiscal Year 2025 budget:

"Ponds & conservation areas" line item: Increase from $10,000 to $35,000

"Electric – common area" line item: Decrease from $10,000 to $7,500

Discussion ensued regarding property insurance, perimeter fencing, off-roll direct assessment collections, splitting the Operations and Maintenance (O&M) expenses, the debt service assessments, construction status, platted lots, landowner funding, replacement costs for the entry feature and walls and which items will be coming online.

Ms. Suit called Mr. Szymonowicz to ask about the CDD deficit-funding the O&M expenses, as it is a buildout budget, and direct-collecting for the debt service. Asked if the reason for the question is because the operating expenses may or may not reach the levels outlined in the budget, Ms. Suit stated yes because it is a buildout budget.

The consensus was to keep the O&M and debt service assessments off roll.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-14, Approving a Proposed Budget for Fiscal Year 2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 7, 2024 at 11:00 a.m. at the Pulte Office, 2662 S. Falkenburg Road, Riverview, Florida 33578; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; And Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2024-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-15.

On MOTION by Mr. Aponte and seconded by M. Gallagher, with all in favor, Resolution 2024-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-16, Ratifying the Actions of the District Manager in Redesignating the Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date**

Ms. Suit presented Resolution 2024-16. The following change was made to Resolution 2024-16:

Section 1: Change “at the Pulte Office, 2662 S. Falkenburg Road, Riverview, Florida 33578” to “at D.R. Horton, 3501 Riga Boulevard, Suite 100, Tampa, Florida 33619”

On MOTION by Mr. Aponte and seconded by Mr. Gallagher, with all in favor, Resolution 2024-16, as amended, Ratifying the Actions of the District Manager in Redesignating the Time and Location for the Landowners’ Meeting to November 5, 2024 at 1:00 p.m., at D.R. Horton, 3501 Riga Boulevard, Suite 100, Tampa, Florida 33619; Providing for Publication, Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Ratification of Resolution 2024-04, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-04 for ratification.

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

TENTH ORDER OF BUSINESS **Consideration of Resolution 2024-09, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2024**

- **Check Register**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of March 31, 2024 and Check Register, were accepted.

TWELFTH ORDER OF BUSINESS **Approval of March 6, 2024 Regular Meeting Minutes**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the March 6, 2024 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Dugan stated Staff has been working on the acquisitions of the improvements via meetings with the Developer and District Engineer.

B. District Engineer: Stantec

There was no report.

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

- **1 Registered Voter in District as of April 15, 2024**
- **NEXT MEETING DATE: July 3, 2024 at 11:00 AM**
  - **QUORUM CHECK**

The July 3, 2024 meeting will be canceled. The next meeting will be on August 7, 2024.

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

There were no Board Members comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the meeting adjourned at 12:32 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair