

**MINUTES OF MEETING
SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Simmons Village North Community Development District held Public Hearings and a Regular Meeting on August 7, 2024 at 11:00 a.m., at the Pulte Office, 2662 S. Falkenburg Road, Riverview, Florida 33578.

Present:

Brady Lefere
Ray Aponte
Connor Gallagher

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Clif Fischer
Tucker Mackie (via telephone)
Ryan Dugan (via telephone)
Melisa Sgro

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Kutak Rock LLP
Supervisor-appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:03 a.m.

Supervisors Lefere, Aponte and Gallagher were present. Supervisors Law and Bosch were absent.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Max Law
[Seat 1]; Term Expires November 2026**

Ms. Suit presented Mr. Max Law's resignation.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the resignation of Mr. Max Law, from Seat 1, was accepted.

FOURTH ORDER OF BUSINESS**Consider Appointment of Melisa Sgro to Fill Unexpired Term of Seat 1**

Mr. Lefere nominated Ms. Melisa Sgro to fill Seat 1.

No other nominations were made.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the appointment of Ms. Melisa Sgro to fill Seat 1, 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. Melisa Sgro. Ms. Sgro 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 2024-17, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-17. The following was nominated:

Melisa Sgro

Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Max Law

Assistant Secretary

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

Brady Lefere	Chair
Ray Aponte	Vice Chair
Connor Gallagher	Assistant Secretary
Colbie Bosch	Assistant Secretary
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 2024-17, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2024-18, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was opened.

This item was deferred to the Continued Meeting on August 26, 2024.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments

**to Fund the Budget for Fiscal Year
2024/2025, Pursuant to Florida Law**

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2024-19, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was opened.

This item was deferred to the Continued Meeting on August 26, 2024.

EIGHTH ORDER OF BUSINESS

**Consideration of Direct Collection
Agreement FY2025**

This item was deferred.

NINTH ORDER OF BUSINESS

**Consideration of FY2025 Deficit Funding
Agreement**

This item was deferred.

TENTH ORDER OF BUSINESS

**Consideration of Goals and Objectives
Reporting [HB7013 - Special Districts
Performance Measures and Standards
Reporting]**

Ms. Suit presented the Memorandum explaining the requirement for the CDD to develop goals and objectives. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Lefere and seconded by Mr. Gallegher, with all in favor, the Goals and Objectives developed and the Performance Measures/Standards & Annual Reporting Form, were approved.

ELEVENTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates

This item was deferred.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2024-20, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023

This item was deferred.

THIRTEENTH ORDER OF BUSINESS

Ratification of Acquisition of Improvements

Mr. Dugan discussed the Acquisition of Improvements process and documents related to acquisition of some Capital Improvement Plan (CIP) improvements. The value of those improvements is approximately \$7.4 million. The documentation provided by the developer was reviewed and the acquisition documents were executed.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Acquisition of Improvements and the related documents, were ratified.

FOURTEENTH 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.

FIFTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of June 30, 2024**

- **Check Register**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of June 30, 2024 and Check Register, were accepted.

SIXTEENTH ORDER OF BUSINESS

**Approval of June 5, 2024 Regular Meeting
Minutes**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the June 5, 2024 Regular Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: Kutak Rock LLP**
- B. **District Engineer: Stantec**

There were no reports from District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: September 4, 2024 at 11:00 AM**
 - **QUORUM CHECK**

The Continued Meeting will be held on August 26, 2024 at 11:00 a.m.

EIGHTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members comments or requests.

NINETEENTH ORDER OF BUSINESS

Public Comments

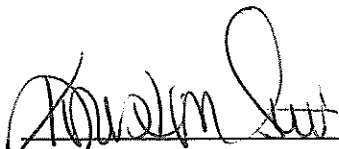
No members of the public spoke.

TWENTIETH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the meeting recessed at 11:14 a.m., and was continued to August 26, 2024 at 11:00 a.m., at the Pulte Office, 2662 S. Falkenburg Road, Riverview, Florida 33578.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair