

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

The Board of Supervisors of the Simmons Village North Community Development District held Continued Public Hearings and a Regular Meeting on August 26, 2024 at 11:00 a.m., at the Pulte Office, 2662 S. Falkenburg Road, Riverview, Florida 33578.

Present:

Brady Lefere
Connor Gallagher
Melisa Sgro

Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Clif Fischer
Ryan Dugan (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:02 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Continued Public Hearing on Adoption of
Fiscal Year 2024/2025 Budget**

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

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

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

Ms. Suit presented Resolution 2024-18. She stated that Staff and the Chair made a few last-minute changes to the proposed Fiscal Year 2025 budget. She reviewed the off-roll assessments on Page 9 of the proposed Fiscal Year 2025 budget.

Discussion ensued regarding debt service and the bond issuances.

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Lefere and seconded by Mr. Gallagher, with all in favor, 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, was adopted.

FOURTH ORDER OF BUSINESS

Continued 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

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

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

- 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**

Ms. Suit presented Resolution 2024-19.

No affected property owners or members of the public spoke.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, 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, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Direct Collection Agreement FY2025

Ms. Suit presented the Direct Collection Agreement FY2025 between the CDD and Pulte Home company, LLC and JEN TAMPA 9 LLC.

Asked if the Agreement is a standard form similar to those used in other CDDs, Mr. Dugan replied affirmatively.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Direct Collection Agreement for Fiscal Year 2025, was approved.

SIXTH ORDER OF BUSINESS

Consideration of FY2025 Deficit Funding Agreement

Ms. Suit presented the Fiscal Year 2025 Deficit Funding Agreement between the CDD and Pulte Home Company, LLC. She stated that this is related to the Landowner contribution to fund any deficit, should it be necessary.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Fiscal Year 2025 Deficit Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates (to potentially be provided under separate cover)

Ms. Suit noted that the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023 has not been received yet from Grau & Associates.

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

This item was deferred.

EIGHTH 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 September 4, 2025 meeting will be cancelled.

Mr. Dugan suggested authorizing the Chair to approve the Audited Financials in between meetings.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, authorizing the Chair to approve the Audited Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates and to execute the related documents and present for ratification at a future meeting, was approved.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Member comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

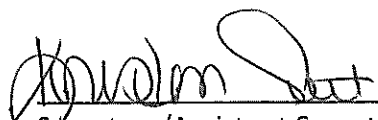
No members of the public spoke.

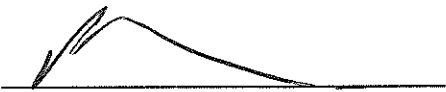
ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the meeting adjourned at 11:11 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair