

**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 May 7, 2025 at 10:00 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
Ryan Dugan (via telephone)
Alex Malecki

District Manager
District Counsel
Pulte Group

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:00 a.m.

Supervisors Lefere, Gallagher and Sgro were present. Supervisor Aponte was absent.
One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-01,
Canvassing and Certifying the Results of
the Landowners' Election of Supervisors
Held Pursuant to Section 190.006(2),
Florida Statutes, and Providing for an
Effective Date**

Ms. Suit presented Resolution 2025-01. The Landowner did not provide their Proxy in time for the November 5, 2025 Landowners' Election so the Landowners' Election could not be held. Seats 3, 4 and 5 were up for election.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 3, Seat 4 and Seat 5 of the Board of Supervisors; and Providing an Effective Date

Ms. Suit presented Resolution 2025-02. As no one was elected at the Landowners' Election, it is necessary to declare the seats vacant so the Board can then appoint people to fill the vacant seats.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Resolution 2025-02, Declaring a Vacancy in Seat 3, Seat 4 and Seat 5 of the Board of Supervisors; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2026

Mr. Lefere nominated Mr. Alex Malecki to fill Seat 3. No other nominations were made.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the appointment of Mr. Alex Malecki 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 Mr. Alex Malecki. Mr. Malecki is familiar with the following:

- 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

SIXTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2028

Mr. Lefere nominated Mr. Ray Aponte to fill Seat 4. No other nominations were made.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the appointment of Mr. Ray Aponte to Seat 4, was approved.

- **Administration of Oath of Office**

This item was deferred as Mr. Aponte was not present.

SEVENTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2028

Mr. Lefere nominated Mr. Connor Gallagher to fill Seat 5. No other nominations were made.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the appointment of Mr. Connor Gallagher to Seat 5, was approved.

- **Administration of Oath of Office**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Connor Gallagher. Mr. Gallagher is familiar with the items in the new Supervisor packet.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2025-03.

Mr. Lefere nominated the following:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Connor Gallagher	Assistant Secretary
Melisa Sgro	Assistant Secretary
Alex Malecki	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Colbie Bosch	Assistant Secretary
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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. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-03, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026 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 2025-04 and stated she worked with the Chair on the proposed Fiscal Year 2026 budget. Assessments are 100% off roll; the Spencer Glen North platted lots and the Spencer Glen South unplatted lots will be switched to on roll in June.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2026 and

Setting a Public Hearing Thereon Pursuant to Florida Law for August 6, 2025 at 10:00 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.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Suit presented Resolution 2025-05.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Hillsborough County, Florida Landscape Maintenance Agreement

Mr. Dugan presented the Hillsborough County, Florida Landscape Maintenance Agreement. This is a standard landscape agreement that the County provided.

Discussion ensued regarding the scope of work, if Hillsborough County is turning over the maintenance of certain areas to the District, an addendum to the Agreement, the Right-of-Way (ROW) Use Permit, whether to obtain a 99-year license, potential liability issues, maintenance costs and a funding source.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Hillsborough County, Florida Landscape Maintenance Agreement, was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2025-06.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

This item was deferred.

FOURTEENTH ORDER OF BUSINESS

Ratification Items

- A. Acceptance of Audit FY Ending September 30, 2023**
- B. Eco-Logic Services, LLC Agreement for Pond Maintenance Services**
- C. SR Landscaping, LLC Landscape and Irrigation Maintenance Services**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Items 14A, 14B and 14C, as listed, were ratified.

FIFTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

- Check Register**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

SIXTEENTH ORDER OF BUSINESS

Approval of Minutes

- A. August 7, 2024 Public Hearings and Regular Meeting**
- B. August 26, 2024 Continued Public Hearings and Regular Meeting**
- C. November 5, 2024 Landowners' Meeting**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the August 7, 2024 Public Hearings and Regular Meeting Minutes, August 26, 2024 Continued Public Hearings and Regular Meeting Minutes and November 5, 2024 Landowners' Meeting Minutes, all 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

- 0 Registered Voter in District as of April 15, 2025
- NEXT MEETING DATE: June 4, 2025 at 10:00 AM
 - QUORUM CHECK

The June and July 2025 meetings will be canceled. The next meeting will be on August 6, 2025.

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 Ms. Sgro, with all in favor, the meeting adjourned at 10:22 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair