MINUTES OF MEETING
SIMMONS VILLAGE NORTH
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Simmons Village North Community Development District held a Public Hearing and Regular Meeting on August 6, 2025 at 10:00 a.m., at the Pulte Office, 2662 S. Falkenburg Road, Riverview, Florida 33578.

Present:

Brady Lefere	Chair
Connor Gallagher	Assistant Secretary
Melisa Sgro	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell Hunt and Associates LLC (WHA)
Ryan Dugan (via telephone)	District Counsel
Trevor Davy	Pulte Intern
Ray Aponte	Supervisor-Elect

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

Ms. Suit called the meeting to order at 10:03 a.m. Supervisors Lefere, Gallagher, Sgro and Supervisor-elect Aponte were present. Supervisor Malecki was absent.

SECOND ORDER OF BUSINESS — **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS — **Administration of Oath of Office to Ray Aponte [Seat 4] (the following will be provided under separate cover)**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ray Aponte. Mr. Aponte 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

FOURTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

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

A. Affidavit of Publication

B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit presented Resolution 2025-08. She distributed a revised version of the proposed Fiscal Year 2026 budget. The total revenue amount was reduced and the budget has on-roll and off-roll assessments. District Counsel has been identifying the platted lots and is working with the finance department, EMMA and the Property Appraiser. The platted lots might get moved on roll but, for today, the presumption is that they will be off roll.

Mr. Dugan stated there is no other way to finalize the Fiscal Year 2026 budget; the platted lots will be off roll. Nine property owners will be direct-billed by District Management in the same way as other off-roll property owners. Assessment collection is easier when on roll but, for those off roll, if they do not pay, there are remedies, such as adding the amount to next year's bill or placing a lien on the property, ultimately resulting in foreclosure. Mr. Dugan will send a letter to the nine property owners explaining why they are being billed directly.

Ms. Suit reviewed the proposed updated proposed Fiscal Year 2026 budget.

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

> **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-09, Providing for Funding for the FY 2026 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 stated that Section 4 will be revised to add off-roll assessment language.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-09, as amended to revise Section 4 to add the off-roll assessments, Providing for Funding for the FY 2026 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.

SIXTH ORDER OF BUSINESS **Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**

Ms. Suit presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-10, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-11, Electing Officer(s) of the District and Providing for an Effective Date [Jordan Lansford]**

Ms. Suit presented Resolution 2025-11. This Resolution adds Jordan Lansford as an Assistant Secretary; prior appointments by the Board remain unchanged.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2025-11, Electing Officer(s) of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

NINTH 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.

TENTH ORDER OF BUSINESS **Ratification Items**

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

B. Hillsborough County, Florida, Landscape Maintenance Agreement [Simmons Loop Road and Gate Dancer Road]

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Ratification Items 10A and 10B, were ratified.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2025**

- **Check Register**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS **Approval of May 7, 2025 Regular Meeting Minutes**

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the May 7, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Dugan stated he will continue investigating the assessment roll issue.

- **Consideration of Direct Collection Agreement**

This item was an addition to the agenda.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Direct Collection Agreement for Fiscal Year 2026, was approved.

B. District Engineer: Stantec

There was no report.

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

- **NEXT MEETING DATE: September 3, 2025 at 10:00 AM**
  - **QUORUM CHECK**

The September 3, 2025 meeting will be canceled.

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

Mr. Aponte suggested securing a new meeting location to accommodate attendees.

Discussion ensued regarding potential meeting venues in the area and if the next meeting will be held at the current location.

Ms. Suit stated Administration will check library availability to hold future meetings.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the meeting adjourned at 10:24 a.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair