

MINUTES OF MEETING
CANDLER HILLS EAST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Candler Hills East Community Development District was held on Tuesday, August 17, 2021 at 9:30 a.m. at the Circle Square Commons, 8395 SW 80th Street, Ocala, Florida.

Present and constituting a quorum were:

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| Philip J. Moherek | Chairman |
| Elmer Greene | Vice Chairman |
| Robert Scherff | Assistant Secretary |
| John Bain | Assistant Secretary |
| Larry Garvin | Assistant Secretary |

Also present were:

| | |
|----------------|------------------|
| George Flint | District Manager |
| Gerald Colen | District Counsel |
| Rachel Wagoner | Colen & Wagoner |

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Five Board members were present at the meeting and a quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Are there any members of the public who want to provide comment for the Candler Hills East CDD? Seeing none,

THIRD ORDER OF BUSINESS

Notice for Meeting

Mr. Flint: This was provided in your agenda package. As required by Florida statutes, the meeting was advertised in the Ocala Star Banner and you have the publication in your agenda.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 18, 2021 Meeting

Mr. Flint: The minutes were included in your agenda package. Does the Board have any comments or corrections to the minutes?

On MOTION by Mr. Garvin, seconded by Mr. Scherff, with all in favor, the Minutes of the May 18, 2021 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Garvin, seconded by Mr. Bain, with all in favor, the Opening of the Public Hearing, was approved.

A. Consideration of Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Mr. Flint: This fiscal year starts on October 1st. The Board previously approved a proposed budget and set today as the date, place, and time of the public hearing for its final consideration. Attached to that is the proposed budget for your consideration. The main change I handed out and updated is page 6. That is your debt service fund. Mr. Bain asked this question at the last meeting. Page 6 reflects the correct number of units, 415 units, as a result of the prepayment of the outstanding debt service. That page has been corrected to reflect the 415 units. The General Fund itself is substantially the same as what you saw when you approved the proposed budget. We just updated our actuals through the end of June and projected the last 3 months of the current fiscal year. It contemplates the per unit assessment amounts would remain the same at \$93 a year. Other than that, since this is a public hearing, I will ask if there are any members of the public who would like to provide comment on the Candler Hills East budget for Fiscal Year 2022. We will close the public comment portion of the public hearing and will bring it back to the Board for discussion and consideration. Are there any questions on the budget for 2022? Understanding that you have seen this before, the Board did have some questions at the last meeting when this proposed budget was approved preliminarily. Any questions from the Board? Hearing none,

On MOTION by Mr. Scherff, seconded by Mr. Greene, with all in favor, Resolution 2021-06 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: This is also part of your public hearing. This resolution imposes the annual operating and maintenance assessment. It authorizes staff to certify the assessment roll to Marion County for inclusion on your property tax bill. There are two attachments to this resolution. One is the budget you just approved and the other is the assessment roll that lists all of the properties within the District and their per unit assessment amounts. They would reflect the \$93.26 per unit for O&M and \$550 for debt for the properties that have not prepaid. Any questions on the resolution? Hearing none,

On MOTION by Mr. Bain, seconded by Mr. Moherek, with all in favor, Resolution 2021-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

On MOTION by Mr. Bain, seconded by Mr. Moherek, with all in favor, the Closing of the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Work Authorization with Dewberry for Annual Engineer’s Report

Mr. Flint: Under the Master Trust Indenture when the bonds were issued, there is a requirement that the District Engineer review annually the District’s infrastructure, review the budget, and review the insurance policy to make sure that the infrastructure is being adequately maintained. There was a statutory deadline for the report to be completed. I did execute this agreement. It is for \$1,300 and I am asking the Board to ratify my action in executing the agreement.

Mr. Garvin: That is the same amount as previous years, correct?

Mr. Flint: Correct. It was the same amount last year. Any questions on the agreement?

Seeing none,

On MOTION by Mr. Garvin, seconded by Mr. Scherff, with all in favor, the Work Authorization with Dewberry for Annual Engineer’s Report, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: District Counsel, do you have anything to report?

Mr. Colen: No.

Mr. Flint: Any questions for counsel? Seeing none,

B. District Manager's Report

1. Approval of Check Register

Mr. Flint: You have the approval of the check register and that is provided to you in your agenda package from May 12, 2021 to August 9, 2021. The total is \$5,178.21. Are there any questions on the check register? Hearing none,

On MOTION by Mr. Scherff, seconded by Mr. Bain, with all in favor, the Check Register totaling \$5,178.21 was approved.

2. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financial statements through June 30, 2021. There is no action required. If the Board has any questions or comments we can discuss those at this point. Hearing none,

3. Approval of Fiscal Year 2022 Meeting Schedule

Mr. Flint: Each year we are required to approve an annual meeting schedule. We have prepared a schedule that lines up with our past practice of meeting in November, February, May and August. Those dates are indicated in the proposed notice. It would be at 9:00 a.m. in this location on November 16th, February 15th, May 17th, and August 16th. Of course you can change these dates and the frequency if you would like or if you want to keep the same practice then a motion to approve this would be in order.

On MOTION by Mr. Moherek, seconded by Mr. Greene, with all in favor, the Fiscal Year 2022 Meeting Schedule, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business or Supervisor's request? Hearing none,

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Mr. Moherok, seconded by Mr. Scherff, with all in favor, the meeting adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman