

**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 16, 2022** at 9:00 a.m. at the Circle Square Commons, 8395 SW 80th Street, Ocala, Florida.

Present and constituting a quorum were:

Philip J. Moherek, Sr.	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

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 would like to provide comments to the Candler Hills East CDD Board? Hearing none,

THIRD ORDER OF BUSINESS

Notice for Meeting

Mr. Flint: The notice of the meeting is in your agenda. It was advertised on July 25th, 21 and 14 days in advance of today as required by statute.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 17, 2022 Meeting

Mr. Flint: Next is approval of the minutes from the May 17, 2022 meeting. Did 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 17, 2022 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: Is there a motion to open the public hearing?

On MOTION by Mr. Moherek, seconded by Mr. Greene, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint: The public hearing is open. Are there any members of the public that would like to provide comment or testimony for the Board on the budget or the assessments? Hearing none, we will close the public comment portion.

A. Consideration of Resolution 2022-02 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations

Mr. Flint: This resolution adopts the Fiscal Year 2023 Budget, which starts October 1. It's attached and there are blanks in the resolution which will be filled in. Assuming there are no changes made to the budget; it will be filled in in accordance with the exhibit. The total annual budget for the CDD is \$62,059. It includes \$55,051 in O&M assessments and the use of about \$7,000 in carry-forward to balance the budget. The per unit assessment amounts remain the same at \$93 a year.

Mr. Scherff: I have several questions. Engineering was originally budgeted \$2,200 but now we are only budgeting to \$1,200. Why is that?

Mr. Flint: Based on actual experience, if we didn't have a stormwater report and some of the other items, there is an annual report that is required under the trust indenture in which the Engineer charges \$1,200 to do the site inspection. Assuming they don't attend any meetings or nothing else comes up, that covers the cost of that annual report that they are required to prepare.

Mr. Scherff: The other question I have is what is the stormwater \$6,500?

Mr. Flint: That is a contingency line. If anything comes up with the structures, or you get a sinkhole or anything like that, that will provide the funding. Any other questions? Hearing none,

On MOTION by Mr. Moherek, seconded by Mr. Bain, with all in favor, Resolution 2022-02 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2022-03 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint: This has two exhibits. The first is the budget that you just approved, and the second is the assessment roll that lists the individual properties within the District and the assessment amounts. As I indicated, the O&M assessment would remain the same as it has been in the current year. This confirms the action of adopting the budget and authorizes us to certify the assessments to the county. Is there a motion to approve?

Mr. Greene: Do we ever send out a notice on an annual basis to residents that tell them they have the option to pay off their bonds?

Mr. Flint: No, we don't typically send a notice out. We do periodically get prepayments, and that is evidenced by the number of units that still pay the 2016 debt. There are more homes in the community than there are units that are paying debt service. It's a fixed number until July 15th because it must be paid off in time to take it off at the tax roll so that it doesn't get on your November 1st tax bill. So, if there is anyone who is interested in prepaying the remaining par amount, they can contact my office and we will provide them with the dollar amount and the instructions on how to go about doing that.

On MOTION by Mr. Scherff, seconded by Mr. Bain, with all in favor, Resolution 2022-03 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the public hearing?

On MOTION by Mr. Garvin, seconded by Mr. Greene, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Anything from District Counsel?

Mr. Colen: None.

Mr. Flint: Thank you.

B. District Manager

1. Approval of Check Register

Mr. Flint: You have the approval of the check register for May 10th through August 9th for \$17,923.63. The detailed register is behind the summary. If there are any questions, we can discuss those.

Mr. Greene: June 29th on the check register has a “Boston General Electronic Meeting” line item. What is that?

Mr. Flint: That is the newspaper company, and that is the cost for noticing the meeting.

On **MOTION** by Mr. Greene, seconded by Mr. Bain, with all in favor, the Check Register for \$17,923.63, was approved.

2. Balance Sheet and Income Statement

Mr. Flint: We have also provided you with the unaudited financial statements through June 30, 2022. There is no action required by the Board. We are almost 100% collected on our on-roll assessments. It looks like we have \$108 remaining to collect that should exceed \$55,000 once the tax certificate sales are taken into account. Our actual expenses on a prorated basis are below, so we are in good shape.

3. Approval of Fiscal Year 2023 Meeting Schedule

Mr. Flint: In the past, you’ve met in November, February, May, and August at 9:00 a.m. in this location. We can increase or decrease the frequency or leave it the same. In the event that we would need to meet in addition to these days, it’s not a problem for the Board to call a special meeting.

Mr. Scherff: Why is the August meeting on the 4th Tuesday?

Mr. Flint: I’m not sure, but you can either leave it as we have it here, or if you all what to change that to the 15th. I would say change it to the 15th so that it’s consistent.

On MOTION by Mr. Garvin seconded by Mr. Greene, with all in favor, the Fiscal Year 2023 Meeting Schedule; with the August Meeting Moving to the 15th, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Those were all the business items we had, was there anything else the Board wanted to discuss that is not on the agenda?

EIGHTH ORDER OF BUSINESS

Supervisors Requests


There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Mr. Moherek, seconded by Mr. Greene, with all in favor, the meeting adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman