

**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, May 16, 2023** 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
George C. Hill	Assistant Secretary

Also present were:

George Flint	District Manager
Guy Woolbright	OTOW
Andy Jorgenson	OTOW
Kristin Finger	Colen Built
Bo Stepp	Colen Built

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.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: It looks like we just have staff and Board members here, so we will move on to notice of the meeting.

THIRD ORDER OF BUSINESS

Notice for Meeting

Mr. Flint: As you can see, they noted the affidavit of publication from the Ocala Star Banner in your agenda. It was advertised on September 15th, 2022.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the February 21, 2023 Meeting

Mr. Flint: Next is approval of the minutes from the February 21, 2023 meeting. Did the Board have any comments or corrections to the minutes? It's a little confusing in the minutes because Mr. Garvin started the meeting as constituting the quorum and then Mr. Hill was appointed and replaced Mr. Garvin. I think the way that we have it is adequate as far as how we show the attendance at the meeting. Any questions?

On MOTION by Mr. Bain, seconded by Mr. Scherff, with all in favor, the Minutes of the February 21 st , 2023 Meeting, were approved.
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FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05
Approving the Proposed Fiscal Year 2024
Budget and Setting a Public Hearing**

Mr. Flint: We are recommending your August 15th, 2023 meeting at 9:00 a.m. at this location. Exhibit A that is attached to the Resolution is the proposed budget. The primary changes are insurance and also the management-related line items. We are asking for an increase in those. You are not approving that at this point, but you can make changes to this if you choose to. The total budget has gone up by about \$4,600. We are using about \$11,722 or carry-forward to balance the budget to keep the per unit assessments at \$93 per unit, per year. There are adequate reserves to be able to use that \$11,000 to balance in lieu of any increase in your assessments.

Mr. Bain: I've got a question. Engineering going up to \$3,000—that's because of the new requirement, isn't it?

Mr. Flint: We've been underbudgeting it at \$1,200 because the trust indenture for the bonds requires the Engineer to do an annual inspection. It's different than the statutory requirement where we have to do the report every five years. But the trust indenture for the bonds requires the Engineer to come out and inspect the stormwater system and that has to be done annually. That cost is about \$2,000 just for that. They are actually out today; they are going to be doing Indigo's and Candler's today. They borrow a golf cart at the golf course and drive through annually to do so. We might be able to cut that down a little bit, but you can see in the current year we are projecting \$2,075. If it's not incurred, the money will just roll forward, and because we are using

cash to balance this we will use just that much less. Any other questions or comments on the proposed budget?

Mr. Bain: The increase in insurance is for what?

Mr. Flint: They have told us to anticipate an increase in both liability and the property insurance. We are just budgeting it based on our insurer telling us that there is likely going to be one. There's not a lot of options for us for insurance, so it's an estimate at this point. Any other questions or comments? If not, is there a motion to approve.

On MOTION by Mr. Greene, seconded by Mr. Moherek, with all in favor, Resolution 2023-05 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-06 Establishing Bank Account Signatories

Mr. Flint: This is just documenting our current practice and our current signers, and it indicates that the Treasurer, Assistant Treasurer, and Secretary are appointed as signers for the District's operating account. Any questions on the resolution? Hearing none,

On MOTION by Mr. Scherff, seconded by Mr. Bain, with all in favor, Resolution 2023-06 Establishing Bank Account Signatories, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: We lost our attorney on the line, but I don't think he had anything to report.

B. District Manager

1. Approval of Check Register

Mr. Flint: You have the check register from February 14th, 2023 through May 4th, 2023 that totals \$129,071.72 and you will see that most of that is transferring your debt service assessment revenue to the trustee, US Bank.

Mr. Bain: The last item on the Check Register, just to reflect what happened, we have an Indigo East CDD charge there.

Mr. Flint: I'll check on that. I would ask that you approve the check register subject to verification for the trustee fees. Any other questions? If not, is there a motion to approve?

On MOTION by Mr. Scherff, seconded by Mr. Greene, with all in favor, the Check Register for \$129,071.72 was approved.

2. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through March 31st. If the Board has any questions, we can discuss those. You currently have about \$89,000 in your operating account. You see your debt service fund and your capital reserve fund there. The general fund is under the prorated budget, the actuals are \$34,390. Our prorated is \$36,412.

3. Presentation of Number of Registered Voters: 943

Mr. Flint: Each year, we are required to announce the number of registered voters as of April 15th. The supervisor of elections has provided us with a letter indicating that there are 943 active registered voters within the boundaries of the District. There is no action required.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Was there any other business? Hearing no comments,

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Flint: Supervisors Requests? Hearing no comments,

TENTH 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