

MINUTES OF MEETING

DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Wednesday July 24, 2019 at 9:36 a.m.

Offices of Cassidy Homes,

346 East Central Avenue,

Winter Haven, Florida 33880

Board Members present at roll call:

Rennie Heath	Board Member	
Lauren Schwenk	Board Member	
Andrew Rhinehart	Board Member	
Patrick Marone	Board Member	
Scott Shapiro	Board Member	(via phone at 10:00 a.m.)

Also Present:

Jane Gaarlandt	PFM	
Sonali Patil	PFM	
Michelle Rigoni	Hopping Green & Sams, P.A.	
Roy Van Wyk	Hopping Green & Sams, P.A.	(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order approximately at 9:49 a.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
June 19, 2019 Board of Supervisors'
Meeting**

The Board reviewed the Minutes of the June 19, 2019 Board of Supervisors' Meeting.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved the Minutes of the June 19, 2019 Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2019-08,
Appointing District Officers**

Ms. Gaarlandt presented the slate of officers to the Board. She requested adding Ms. Patil as an Assistant Secretary, Mr. Marone as Assistant Secretary, and replacing Dr. Fishkind with Ms. Amanda Lane as Treasurer and Ms. Jennifer Glasgow as the Assistant Treasurer.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved Resolution 2019-08, Appointing District Officers, as presented.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2019-10,
Setting a Landowners' Election**

Ms. Gaarlandt stated that this being the District's second landowner's meeting, it is required to be held on the second Tuesday of November which would be November 5, 2019 but there is no need for a quorum, only the proxy holders need to be present.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Board approved Resolution 2019-10, Setting a Landowners' Election on November 5, 2019 at 9:30 a.m. at the Offices of Cassidy Homes, 346 East Central Avenue, Winter Haven, Florida 33880.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2019-09,
Annual Meeting Schedule for Fiscal
Year 2019-2020**

Ms. Gaarlandt suggested moving the meeting schedule to the 3rd Wednesday of the month at 9:45 a.m. at the Offices of Cassidy Homes, 346 East Central Avenue, Winter Haven, Florida 33880.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved Resolution 2019-09, Annual Meeting Schedule for Fiscal Year 2019-2020.

SEVENTH ORDER OF BUSINESS

Public Hearing on the Adoption of the District's Fiscal Year 2019-2020

- a) **Public Comments and Testimony**
- b) **Board Comments**
- c) **Consideration of Resolution 2019-11, Adopting a Fiscal Year 2019-2020 Budget and Appropriating Funds**

Ms. Gaarlandt noted that the District has two public hearings scheduled for today and they have both been noticed per statutory requirements and the budget have been provided to the City and County 60 days in advance of the public hearing. She requested a motion to open the public hearing.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Board opened the Public Hearing.

Ms. Gaarlandt noted for the record that there were no members of the public present and requested a motion to close the public hearing.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, the Board closed the Public Hearing.

Ms. Gaarlandt presented the Fiscal Year 2019-2020 Budget to the Board. There are no changes to the budget since the proposed budget was approved. The Board reviewed and had no questions. Ms. Gaarlandt call for a motion to approve Resolution 2019-11.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved Resolution 2019-11, Adopting a Fiscal Year 2019-2020 Budget and Appropriating Funds.

EIGHTH ORDER OF BUSINESS

Public Hearing on the Imposition of Special Assessments to Fund the District's Fiscal Year 2019-2020 Budget

- a) **Public Comments and Testimony**
- b) **Board Comments**
- c) **Consideration of Resolution 2019-12, Adopting an Assessment roll for Fiscal Year 2019-2020 and**

**Certifying Special Assessments
for Collection**

Ms. Gaarlandt requested a motion to open the public hearing.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board opened the Public Hearing.

There were no members of the public present. Ms. Gaarlandt requested a motion to close the public hearing.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board closed the Public Hearing.

Ms. Gaarlandt noted that there have been no changes to the assessments discussed at the previous meeting. The assessment roll is attached. The Board discussed the early payment options.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Board approved Resolution 2019-12, adopting an Assessment roll for Fiscal Year 2019-2020 and Certifying Special Assessments for Collection.

NINTH ORDER OF BUSINESS

**Consideration of Conveyance of
Amenities**

Ms. Rigoni explained that she believes the Board already authorized District staff to start the conveyance process late last year but are just waiting on Mr. Wood to certify the completion. Ms. Rigoni will contact Mr. Wood.

No action was required by the Board.

TENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2018
Audited Financial Report**

Ms. Gaarlandt presented the Fiscal Year 2018 Audited Financial Report to the Board. Ms. Gaarlandt noted for the record that it was sent before the June 30, 2019 deadline.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the Board accepted the Fiscal Year 2018 Audited Financial Report to the Board.

ELEVENTH ORDER OF BUSINESS

**Consideration of proposal(s) for the
Installation of Security Cameras-
Tabled**

The Board discussed various options. Ms. Patil will bring a second proposal to the Board at the next meeting. Ms. Patil suggested she could contact the Sheriff's office and request a 2-week patrol during the time the pool is open to increase security around the Amenity Facility. Ms. Schwenk replied that if District staff is hearing that there are security issues than District staff should request the patrol.

TWELFTH ORDER OF BUSINESS

**Discussion of Proposals for the
Installation of Fan(s) in the Electrical
Room - Tabled**

Ms. Patil stated that there is no ventilation in the electrical room and more equipment will be put in the electrical room for the cameras. Ms. Gaarlandt mentioned District staff are still collecting proposals for this.

Ms. Patil will contact Jerry and look into the exhaust fan and vent option.

THIRTEENTH ORDER OF BUSINESS

**Ratification of Payment Authorization
Nos. 14 - 15**

The Board reviewed payment authorizations numbers 14 - 15.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the Board ratified Payment Authorization Nos. 14 – 15.

FOURTEENTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials. There was no action required by the Board.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No Report

District Engineer – Not Present

District Manager – Ms. Patil stated that multiple residents are upset because they were told by the sales team that there would be cabanas. Ms. Patil let them know why the District is not doing cabanas. The residents are requesting shade on the pool deck. Ms. Schwenk replied that with cabanas other District have nefarious activities take place. It costs \$20,000.00 per cabana. The District must strip off different parts of it to keep it open and it is not appealing when the metal is exposed. These are the various reasons the Board opted not to put them in. She has concerns with putting umbrellas at the pool deck because she thinks they will be stolen or the wind will destroy them. The Board recommended that District staff look into a lease agreement with sunsails for two shade structures for the pool. Ms. Schwenk recommended going with the previous playground company to do that. Ms. Patil will contact Mr. Marone. The sunsails lease could be added to the Navitas playground lease. Ms. Gaarlandt recommended performing a survey to figure out the best location to put them in.

Ms. Gaarlandt stated that District staff was contacted by Builders who were very interested in doing a grand opening for the pool. They are asking the District to put something together. Ms. Gaarlandt noted that, usually, Districts have a license agreement with the HOA and the Builders in order for them to use the District facilities. District Counsel will prepare an agreement.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Board approved preparation of License Agreement for Special Events subject to finalization and authority to Chair to execute.

Mr. Shapiro joined the meeting in progress at 10:00 a.m. via phone.

Ms. Schwenk asked how many residents are occupying Davenport. Ms. Patil stated that there are 17 residents in the District. Mr. Shapiro shared that in his opinion that it might be premature for the District to sponsor an event when it only has 17 residents. Ms. Gaarlandt replied that was the general consensus of the Board as well.

SIXTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no Supervisor requests or audience comments.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

There were no other questions or comments. Ms. Gaarlandt requested a motion to adjourn.

ON MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the July 24, 2019 Board of Supervisors' Meeting for the Davenport Road South Community Development District was adjourned.



Secretary / Assistant Secretary



Chairman / Vice Chairman