

**MINUTES OF MEETING
SPRINGHILLS NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Springhills North Community Development District held Multiple Public Hearings and a Regular Meeting on January 13, 2023, immediately following the adjournment of the Springhills South Community Development District Meeting, scheduled to commence at 1:00 p.m., at the offices of EDA, 720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, Florida 32601.

Present at the meeting were:

Peter Trematerra	Chair
Adam Canter	Vice Chair
Arthur Canter	Assistant Secretary
Jake Essman	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Katie Ibarra (via telephone)	District Counsel
Ashley Ligas (via telephone)	KE Law Group, PLLC
Sergio Reyes	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:16 p.m.

Supervisors Adam Canter, Arthur Canter, Peter Trematerra and Essman were present. Supervisor Pam Trematerra was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Jake Essman [SEAT 4] (the

following will be provided in a separate package)

Mr. Torres stated that he administered the Oath of Office to Mr. Jake Essman before the meeting. The following will be reviewed with him after the meeting:

- A. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. **Membership, Obligations and Responsibilities**
- C. **Chapter 190, Florida Statutes**
- D. **Financial Disclosure Forms**
 - I. **Form 1: Statement of Financial Interests**
 - II. **Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. **Form 1F: Final Statement of Financial Interests**
- E. **Form 8B - Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2023-26, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Springhills North Community Development District in

Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Arthur Canter and seconded by Mr. Trematerra, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Arthur Canter and seconded by Mr. Trematerra, with all in favor, the Public Hearing was closed.

Mr. Torres presented Resolution 2023-26 and read the title.

On MOTION by Mr. Arthur Canter and seconded by Mr. Trematerra, with all in favor, Resolution 2023-26, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Springhills North Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

The affidavits of publication were included for informational purposes.

B. Consideration of Resolution 2022-27, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

The above Resolution number of 2022-27 is a typographical error; the correct number of Resolution 2023-27 is accurate on the actual Resolution being considered.

On MOTION by Mr. Adam Canter and seconded by Mr. Arthur Canter, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Adam Canter and seconded by Mr. Essman, with all in favor, the Public Hearing was closed.

Mr. Torres presented Resolution 2023-27.

On MOTION by Mr. Arthur Canter and seconded by Mr. Trematerra, with all in favor, Resolution 2023-27, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-28, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

The above Resolution number of 2022-28 is a typographical error; the correct number of Resolution 2023-28 is accurate on the actual Resolution being considered.

On MOTION by Mr. Arthus Canter and seconded by Mr. Trematerra, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Arthur Canter and seconded by Mr. Trematerra, with all in favor, the Public Hearing was closed.

Mr. Torres presented Resolution 2023-28.

On MOTION by Mr. Arthur Canter and seconded by Mr. Trematerra, with all in favor, Resolution 2023-28, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2022

Mr. Torres presented the Unaudited Financial Statements as of November 30, 2022.

On MOTION by Mr. Trematerra and seconded by Mr. Arthur Canter, with all in favor, the Unaudited Financial Statements as of November 30, 2022, were accepted.

NINTH ORDER OF BUSINESS

Approval of Minutes

Mr. Torres presented the following:

- A. November 4, 2022 Landowners' Meeting**
- B. November 4, 2022 Organizational Meeting**

On MOTION by Mr. Trematerra and seconded by Mr. Arthur Canter, with all in favor, the November 4, 2022 Landowners’ Meeting and November 4, 2022 Organizational Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

Ms. Ligas stated the bond validation hearing will be held on February 23, 2023, prior to the Springhills South CDD’s validation hearing. Certain people must attend in person and others can participate via Zoom.

B. District Engineer (Interim): *EDA Consultants, Inc.*

There was no report.

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

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Arthur Canter and seconded by Mr. Trematerra, with all in favor, the meeting adjourned at 1:24 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary

Pete Sto chair

Chair/Vice Chair