

# **SPRINGHILLS NORTH**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**December 8, 2023**

**BOARD OF SUPERVISORS  
PUBLIC HEARING AND  
REGULAR MEETING  
AGENDA**

# **SPRINGHILLS NORTH**

**COMMUNITY DEVELOPMENT DISTRICT**

# **AGENDA LETTER**

**Springhills North Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

December 1, 2023

Board of Supervisors  
Springhills North Community Development District

Dear Board Members:

The Board of Supervisors of the Springhills North Community Development District will hold a Public Hearing and Regular Meeting on December 8, 2023 at 1:00 p.m., at the offices of EDA, 720 SW 2<sup>nd</sup> Avenue, South Tower, Suite 300, Gainesville, Florida 32601. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2024-01, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2024-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
5. Acceptance of Unaudited Financial Statements as of October 31, 2023
6. Approval of September 14, 2023 Special Meeting Minutes
7. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer (Interim): *EDA Consultants, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: TBD

**ATTENDEES:**

**Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.**

○ QUORUM CHECK

SEAT 1	ADAM CANTER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	ARTHUR CANTER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	PAM TREMATERRA	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	JAKE ESSMAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	PETER TREMATERRA	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 8. Board Members' Comments/Requests
- 9. Public Comments
- 10. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Ernesto Torres (904) 295-5714.

Sincerely,



Craig Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 782 134 6157**

**SPRINGHILLS  
NORTH**

**COMMUNITY DEVELOPMENT DISTRICT**

**3A**

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

DAPHNE GILLYARD  
Springhills North CDD  
2300 Glades RD # 410W  
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Gainesville Sun, published in Alachua County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Alachua County, Florida, or in a newspaper by print in the issues of, on:


11/17/2023, 11/24/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.


Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/24/2023



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$344.40

Order No: 9519934

# of Copies:

Customer No: 842705

1

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

SPRINGHILLS NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Springhills North Community Development District ("District") will hold a public hearing on December 8, 2023 at 1:00 p.m., at the offices of EDA, 720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, Florida 32601 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year ending beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the public hearing or meeting.

Any person requiring special accommodations at this meeting and/or public hearing or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
District Manager

KAITLYN FELTY  
Notary Public  
State of Wisconsin

**SPRINGHILLS  
NORTH**

**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

## RESOLUTION 2024-01

### THE ANNUAL APPROPRIATION RESOLUTION OF THE SPRINGHILLS NORTH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Springhills North Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SPRINGHILLS NORTH COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.



- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Springhills North Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 8TH DAY OF DECEMBER, 2023.**

**ATTEST:**

**SPRINGHILLS NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Budget(s)

**Exhibit A:** Fiscal Year 2023/2024 Budget(s)

**SPRINGHILLS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**SPRINGHILLS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2

**SPRINGHILLS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected	Proposed Budget FY 2024
<b>REVENUES</b>					
Landowner contribution	\$ 28,265	\$ 2,966	\$ 31,231	\$ 27,265	\$ 22,290
Total revenues	<u>28,265</u>	<u>2,966</u>	<u>31,231</u>	<u>27,265</u>	<u>22,290</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	1,000	215	1,215	-	1,000
Management/accounting/recording**	9,000	3,000	6,000	9,000	6,000
Legal	5,000	890	4,110	5,000	5,000
Engineering	500	-	500	500	500
Audit	-	-	-	-	-
Arbitrage rebate calculation*	-	-	-	-	-
Dissemination agent*	-	-	-	-	-
Trustee*	-	-	-	-	-
Telephone	200	67	133	200	200
Postage	250	31	219	250	250
Printing & binding	500	167	333	500	500
Legal advertising	3,500	-	3,500	3,500	1,750
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	750	-	750	750	500
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	210	-	210	210
Total expenditures	<u>28,265</u>	<u>4,580</u>	<u>24,115</u>	<u>27,265</u>	<u>22,290</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(1,614)	7,116	-	-
Fund balance - beginning (unaudited)	-	-	-	4,768	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (1,614)</u>	<u>\$ 7,116</u>	<u>\$ 4,768</u>	<u>\$ -</u>

\* These items will be realized when bonds are issued

\*\* WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**SPRINGHILLS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording\*\* \$ 6,000

**Wrathell, Hunt and Associates, LLC** (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal 5,000

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering 500

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit -

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation\* -

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent\* -

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

Telephone 200

Telephone and fax machine.

Postage 250

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & binding 500

Letterhead, envelopes, copies, agenda packages

Legal advertising 1,750

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Annual special district fee 175

Annual fee paid to the Florida Department of Economic Opportunity.

Insurance 5,500

The District will obtain public officials and general liability insurance.

Contingencies/bank charges 500

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance 705

Website ADA compliance 210

Total expenditures \$ 22,290

# **SPRINGHILLS NORTH**

**COMMUNITY DEVELOPMENT DISTRICT**

**4**



**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SPRINGHILLS NORTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Springhills North Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SPRINGHILLS NORTH COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING FISCAL YEAR 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 8th day of December, 2023.

ATTEST:

**SPRINGHILLS NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

<b>SPRINGHILLS NORTH COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Offices of EDA, 720 SW 2<sup>nd</sup> Avenue, South Tower, Suite 300 Gainesville, Florida 32601</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>January __, 2024</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>February __, 2024</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>March __, 2024</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>April __, 2024</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>May __, 2024</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>June __, 2024</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>July __, 2024</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>August __, 2024</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>
<b>September __, 2024</b>	<b>Regular Meeting</b>	<b>__:__ AM/PM</b>

**SPRINGHILLS  
NORTH**

**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**SPRINGHILLS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
OCTOBER 31, 2023**

**SPRINGHILLS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
OCTOBER 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 4,859	\$ -	\$ -	\$ 4,859
Due from Landowner	17,630	4,506	-	22,136
Total assets	<u>\$ 22,489</u>	<u>\$ 4,506</u>	<u>\$ -</u>	<u>\$ 26,995</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 16,274	\$ 4,506	\$ -	\$ 20,780
Due to Landowner	-	4,506	-	4,506
Accrued wages payable	200	-	-	200
Tax payable	15	-	-	15
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>22,489</u>	<u>9,012</u>	<u>-</u>	<u>31,501</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	17,631	-	-	17,631
Total deferred inflows of resources	<u>17,631</u>	<u>-</u>	<u>-</u>	<u>17,631</u>
Fund balances:				
Restricted for:				
Debt service	-	(4,506)	-	(4,506)
Unassigned	(17,631)	-	-	(17,631)
Total fund balances	<u>(17,631)</u>	<u>(4,506)</u>	<u>-</u>	<u>(22,137)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 22,489</u>	<u>\$ 4,506</u>	<u>\$ -</u>	<u>\$ 26,995</u>

**SPRINGHILLS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ -	\$ -	\$ 22,290	0%
Total revenues	<u>-</u>	<u>-</u>	<u>22,290</u>	0%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	-	-	1,000	0%
Management/accounting/recording	500	500	6,000	8%
Legal	-	-	5,000	0%
Engineering	-	-	500	0%
Telephone	17	17	200	9%
Postage	-	-	250	0%
Printing & binding	42	42	500	8%
Legal advertising	-	-	1,750	0%
Annual special district fee	175	175	175	100%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	500	0%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>734</u>	<u>734</u>	<u>22,290</u>	3%
Excess/(deficiency) of revenues over/(under) expenditures	(734)	(734)	-	
Fund balances - beginning	<u>(16,897)</u>	<u>(16,897)</u>	-	
Fund balances - ending	<u><u>\$ (17,631)</u></u>	<u><u>\$ (17,631)</u></u>	<u><u>\$ -</u></u>	

\*These items will be realized when bonds are issued

**SPRINGHILLS NORTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	<u>-</u>	<u>-</u>
Total debt service	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 <u>(4,506)</u>	 <u>(4,506)</u>
Fund balances - ending	<u><u>\$ (4,506)</u></u>	<u><u>\$ (4,506)</u></u>

# **SPRINGHILLS NORTH**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**



**DRAFT**

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

The Board of Supervisors of the Springhills North Community Development District held a Special Meeting on September 14, 2023 at 11:00 a.m., at the offices of EDA, 720 SW 2<sup>nd</sup> Avenue, South Tower, Suite 300, Gainesville, Florida 32601.

**Present at the meeting were:**

Peter Trematerra	Chair
Adam Canter	Vice Chair
Pam Trematerra	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Katie Ibarra (via telephone)	District Counsel
Ashley Ligas (via telephone)	Kutak Rock LLP
Sergio Reyes	Interim District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 11:17 a.m.

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2023-30, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing**

39 Severability; and Providing for an Effective  
40 Date

41  
42 Ms. Cerbone presented Resolution 2023-30. Ms. Cerbone reviewed the proposed Fiscal  
43 Year 2024 budget and noted that the proposed budget is reflective of a CDD in dormant status  
44 and that it can be revised further prior to adoption.

45

46 **On MOTION by Mr. Trematerra and seconded by Mr. Adam Canter, with all in**  
47 **favor, Resolution 2023-30, Approving a Proposed Budget for Fiscal Year**  
48 **2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for**  
49 **December 8, 2023 at 1:00 p.m., at the offices of EDA, 720 SW 2nd Avenue,**  
50 **South Tower, Suite 300, Gainesville, Florida 32601; Addressing Transmittal,**  
51 **Posting and Publication Requirements; Addressing Severability; and Providing**  
52 **for an Effective Date, was adopted.**

53

54

55 **FOURTH ORDER OF BUSINESS** **Consideration of Fiscal Year 2023/2024**  
56 **Budget Funding Agreement**

57

58 Ms. Cerbone presented the Fiscal Year 2023/2024 Budget Funding Agreement.

59

60 **On MOTION by Mr. Trematerra and seconded by Mr. Adam Canter, with all in**  
61 **favor, the Fiscal Year 2023/2024 Budget Funding Agreement.**

62

63

64 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-31,**  
65 **Designating Dates, Times and Locations for**  
66 **Regular Meetings of the Board of**  
67 **Supervisors of the District for Fiscal Year**  
68 **2023/2024 and Providing for an Effective**  
69 **Date**

70

71 This item was deferred.

72

73 **SIXTH ORDER OF BUSINESS** **Ratification of Jere Earlywine Kutak Rock**  
74 **LLP Law Firm/Transition Letter**

75

76 • **Consideration of Kutak Rock LLP Retention and Fee Agreement**

77 Ms. Cerbone presented the Kutak Rock LLP Transition Letter and Retention and Fee  
78 Agreement.

79

80 **On MOTION by Mr. Adam Canter and seconded by Mr. Trematerra, with all in**  
81 **favor, the Kutak Rock LLP Transition Letter and the Kutak Rock, LLP Fee**  
82 **Agreement engaging Kutak Rock, LLP to serve as District Counsel, were ratified**  
83 **and approved.**

84

85

86 **SEVENTH ORDER OF BUSINESS**

**Ratification of Resolution 2023-29,  
Designating a Public Depository for Funds  
of the Springhills North Community  
Development District and Providing an  
Effective Date**

87

88

89

90

91

92 Ms. Cerbone presented Resolution 2023-39.

93

94 **On MOTION by Mr. Trematerra and seconded by Mr. Adam Canter, with all in**  
95 **favor, Resolution 2023-29, Designating a Public Depository for Funds of the**  
96 **Springhills North Community Development District and Providing an Effective**  
97 **Date, was ratified.**

98

99

100 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of July 31, 2023**

101

102

103 Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2023.

104

105 **On MOTION by Mr. Trematerra and seconded by Mr. Adam Canter, with all in**  
106 **favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.**

107

108

109 **NINTH ORDER OF BUSINESS**

**Approval of January 13, 2023 Public  
Hearings and Regular Meeting Minutes**

110

111

112 Ms. Cerbone presented the January 13, 2023 Public Hearings and Regular Meeting  
113 Minutes.

114 The following change was made:

115 Line 21: Change “Buchanan” to “Ibarra”

116

117 **On MOTION by Mr. Adam Canter and seconded by Mr. Trematerra, with all in**  
118 **favor, the January 13, 2023 Public Hearings and Regular Meeting Minutes, as**  
119 **amended, were approved.**

120

121

122 **TENTH ORDER OF BUSINESS**

**Staff Reports**

123

124 **A. District Counsel: Kutak Rock LLP**

125 There was no report.

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

127 There was no report.

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

- 129 • **NEXT MEETING DATE: TBD**

- 130 ○ **QUORUM CHECK**

131 The next meeting is scheduled for December 8, 2023 at 1:00 p.m.

132

133 **ELEVENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

134

135 There were no Board Members’ comments or requests.

136

137 **TWELFTH ORDER OF BUSINESS**

**Public Comments**

138

139 There were no public comments.

140

141 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

142

143

144 **On MOTION by Mr. Trematerra and seconded by Mr. Adam Canter, with all in**  
145 **favor, the meeting adjourned at 11:24 a.m.**

146

147

148

149

150

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

151  
152  
153  
154  
155  
156

---

Secretary/Assistant Secretary

---

Chair/Vice Chair