

**MINUTES OF MEETING  
ORANGE BLOSSOM GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Orange Blossom Groves Community Development District held a Regular Meeting on May 13, 2022 at 12:00 p.m., at the Hampton Inn – Naples I-75, 2630 Northbrook Plaza Drive, Naples, Florida 34119.

**Present were:**

Russell Smith (via telephone)	Chair
Barry Ernst	Vice Chair
Fernanda Martinho	Assistant Secretary
Scott Edwards	Assistant Secretary
Tommy Dean	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Wes Haber (via telephone)	District Counsel
Carl Barraco	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 12:03 p.m. Supervisors Ernst, Martinho, Edwards and Dean were present. Supervisor Smith was attending via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Presentation of First Supplemental  
Engineer's Report**

Mr. Barraco presented the First Supplemental Engineer's Report dated March 28, 2022 and noted the following:

- The Report identifies modifications to the Development Plan and acknowledges the change in the Developer to Lennar.
- The Development Plan phasing changes from the original plan for 235 single-family units to the new plan with 273 single-family units and 264 townhomes.
- The original Development Plan and the current Development Plan are included as Exhibits 1A and 1B, respectively.
- The updated construction and distribution of costs are presented in Table 4, on Page 7.

Mr. Edwards asked for that date that the construction cost opinions were prepared. Mr. Barraco stated the cost opinions were prepared around the date of the Report and a 20% contingency was included.

**On MOTION by Mr. Ernst and seconded by Mr. Dean, with all in favor, the First Supplemental Engineer’s Report, in substantial form, was approved.**

**FOURTH ORDER OF BUSINESS**

**Presentation of Revised Master Special Assessment Methodology Report**

Mr. Adams presented the Revised Master Special Assessment Methodology Report dated May 13, 2022. He discussed the development program, Capital Improvement Program (CIP), financing program, special and peculiar benefits to the units, Equivalent Residential Unit (ERU) weightings, assessments, True-Up Mechanism and Appendix Tables. He noted the following:

- Construction costs are estimated at \$10,747,200.
- The financing program anticipates 30-year bonds.
- The total par amount of bonds, including the cost of financing, capitalized interest and debt service reserve, will be \$14,485,000.

**On MOTION by Mr. Edwards and seconded by Ms. Martinho, with all in favor, the Revised Master Special Assessment Methodology Report, in substantial form, was approved.**

- **Consideration of Resolution 2022-06, Repealing Resolutions 2017-23 and 2017-27; Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

**This item, previously the Ninth Order of Business, was presented out of order.**

Mr. Adams presented Resolution 2022-06.

**On MOTION by Mr. Ernst and seconded by Ms. Martinho, with all in favor, Resolution 2022-06, Repealing Resolutions 2017-23 and 2017-27; Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.**

- **Consideration of Resolution 2022-07, Setting a Public Hearing to be Held for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Orange Blossom Groves Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes**

**This item, previously the Tenth Order of Business, was presented out of order.**

Mr. Adams presented Resolution 2022-07.

**On MOTION by Mr. Edwards and seconded by Mr. Ernst, with all in favor, Resolution 2022-07, Setting a Public Hearing to be Held on July 8, 2022 at 12:00 p.m., at the Hampton Inn – Naples I-75, 2630 Northbrook Plaza Drive, Naples, Florida 34119, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Orange Blossom Groves Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Work Order No. 1 for Stormwater Management Needs Analysis**

Mr. Barraco presented Work Order No. 1 for preparation of the Stormwater Management Needs Analysis Report that is due by June 30, 2022.

**On MOTION by Mr. Ernst and seconded by Mr. Dean, with all in favor, Work Order No. 1 for preparation of the Stormwater Management Needs Analysis Report, in the amount of \$3,500, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2022-03.

Mr. Haber stated the CDD previously adopted policies in strict accordance with Florida Law and these updated Policies reflect slight changes in Florida Law regarding prompt payment to contractors.

**On MOTION by Mr. Ernst and seconded by Mr. Edwards, with all in favor, Resolution 2022-03, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2022-04. Seats 1, 2 and 4, currently held by Supervisors Martinho, Edwards and Ernst, respectively, will be up for election.

**On MOTION by Mr. Edwards and seconded by Mr. Dean, with all in favor, Resolution 2022-04, Designating a Date, Time, and Location of November 11, 2022 at 12:00 p.m., at the Hampton Inn – Naples I-75, 2630 Northbrook Plaza Drive, Naples, Florida 34119 for the Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05, 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**

Mr. Adams presented Resolution 2022-05.

**On MOTION by Mr. Edwards and seconded by Ms. Martinho, with all in favor, Resolution 2022-05, 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, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06, Repealing Resolutions 2017-23 and 2017-27; Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by**

**the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

This item was presented following the Fourth Order of Business.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07, Setting a Public Hearing to be Held for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Orange Blossom Groves Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes**

This item was presented following the Fourth Order of Business.

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2022**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022. The budget is Developer-funded and a funding request was outstanding.

The financials were accepted.

**TWELFTH ORDER OF BUSINESS**

**Approval of January 4, 2022 Special Meeting Minutes**

Mr. Adams presented the January 4, 2022 Special Meeting Minutes.

**On MOTION by Mr. Ernst and seconded by Mr. Edwards, with all in favor, the January 4, 2022 Special Meeting Minutes, as presented, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

**B. District Engineer: *Barraco and Associates, Inc.***

There was no report.

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

**I. 4 Registered Voters in District as of April 15, 2022**

**II. NEXT MEETING DATE: June 10, 2022 at 12:00 P.M.**

○ **QUORUM CHECK**

The next meeting would be held on June 10, 2022.

**FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FIFTEENTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**SIXTEENTH ORDER OF BUSINESS**


**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Edwards and seconded by Mr. Dean, with all in favor, the meeting adjourned at 12:23 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair