

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

The Board of Supervisors of the Orange Blossom Groves Community Development District held a Public Hearing and a Regular Meeting on July 8, 2022 at 12:00 p.m., at the Hampton Inn – Naples I-75, 2630 Northbrook Plaza Drive, Naples, Florida 34119.

**Present were:**

Russell Smith	Chair
Scott Edwards	Assistant Secretary
Tommy Dean	Assistant Secretary
Fernanda Martinho	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 12:05 p.m.

Supervisors Smith, Martinho, Edwards and Dean were present, in person. Supervisor Ernst was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Financial Report  
for Fiscal Year Ended September 30, 2021,  
Prepared by Grau & Associates**

Mr. Adams presented the Audited Financial Report for Fiscal Year Ended September 30, 2021 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021**

Mr. Adams presented Resolution 2022-09.

**On MOTION by Mr. Smith and seconded by Mr. Edwards, with all in favor, Resolution 2022-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

These items occurred below.

- A. **Affidavit/Proof of Publication**
- B. **Mailed Notice to Property Owner(s)**
- C. **First Supplemental Engineer’s Report to the Master Engineer’s Report, dated March 28, 2022**
- D. **Revised Master Special Assessment Methodology Report, dated May 13, 2022**

Items 5A through 5D were included for informational purposes. There were no changes to the Engineer's Report or Assessment Methodology since they were last presented.

- E. Consideration of Resolution 2022-10, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Mr. Adams presented Resolution 2022-10.

**Mr. Adams opened the Public Hearing.**

- ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.***

No members of the public spoke.

**Mr. Adams closed the Public Hearing.**

- ***Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.***

The Board, sitting as the Equalizing Board, made no changes.

Mr. Haber presented Resolution 2022-10 and stated that it makes certain findings with respect to the project identified in the Engineer's Report, such that it is in the best interests of the CDD and benefitting the property owners and that the assessments, as described in the Methodology Report are fairly and reasonably allocated and that the benefit to the property was derived from project exceeds the burden imposed by virtue of the assessments.

Mr. Haber asked Mr. Adams if it is accurate to say that Management believes that to be the case in preparing the Methodology Report and that those factors are met in connection with the allocation of the assessment.

Mr. Adams replied affirmatively.

**On MOTION by Mr. Edwards and seconded by Ms. Martinho, with all in favor, Resolution 2022-10, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Ratification of Stormwater Management Needs Analysis Report**

Mr. Adams presented the Stormwater Management Needs Analysis Report, which was submitted to the County by June 30, 2022.

**On MOTION by Mr. Smith and seconded by Mr. Dean, with all in favor, the Stormwater Management Needs Analysis Report, was ratified.**

**SEVENTH ORDER OF BUSINESS**

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

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2022.  
The financials were accepted.

**EIGHTH ORDER OF BUSINESS**

**Approval of June 10, 2022 Regular Meeting Minutes**

Mr. Adams presented the June 10, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Edwards and seconded by Mr. Smith, with all in favor, the May 13, 2022 Regular Meeting Minutes, as presented, were approved.**

**NINTH 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***

- **NEXT MEETING DATE: August 12, 2022 at 12:00 P.M.**
  - **QUORUM CHECK**

The next meeting will be held on August 12, 2022.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**TWELFTH 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 12:12 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair