

**ORANGE BLOSSOM
GROVES**

**COMMUNITY DEVELOPMENT
DISTRICT**

November 11, 2022

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Orange Blossom Groves Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

November 4, 2022

ATTENDEES:

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

Board of Supervisors
Orange Blossom Groves Community Development District

Dear Board Members:

The Board of Supervisors of the Orange Blossom Groves Community Development District will hold a Regular Meeting on November 11, 2022, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 12:00 p.m., at the Hampton Inn – Naples I-75, 2630 Northbrook Plaza Drive, Naples, Florida 34119. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Supervisors [SEATS 1, 2 & 4] *(the following will be provided in a separate package)*
 - 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
4. Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing an Effective Date
5. Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date

- 6. Acceptance of Unaudited Financial Statements as of September 30, 2022
- 7. Approval of August 12, 2022 Public Hearing and Regular Meeting Minutes
- 8. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Barraco and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt & Associates, LLC*

- NEXT MEETING DATE: December 9, 2022 at 12:00 P.M.
 - QUORUM CHECK

	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
TOMMY DEAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
RUSSELL SMITH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 9. Board Members' Comments/Requests
- 10. Audience Comments
- 11. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,


 Chuck Adams
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's establishment and every two years following the establishment of a Community Development District for the purpose of electing Supervisors to the Board of Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners' meeting was held November 11, 2022 at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, this Resolution canvasses the votes, and declares and certifies the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT;

SECTION 1: Certification of Election Results. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in his favor as shown, to wit:

Name of Supervisor	Seat Number	Number of Votes
	1	
	2	
	4	

SECTION 2: Terms of Office. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following term of office:

Name of Supervisor	Term of Office	Term Expiration Date
	__ Years	
	__ Years	
	__ Years	

SECTION 3: Severability. That all Sections or parts of Sections or any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4: Conflict. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5: Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Orange Blossom Groves Community Development District.

Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED this 11th day of November, 2022.

**ORANGE BLOSSOM GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Chesley Adams, Jr. is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF THE PAGE IS INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 11th day of November, 2022.

ATTEST:

**ORANGE BLOSSOM GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

**UNADUITED
FINANCIAL
STATEMENTS**

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2022**

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 16,794	\$ 16,794
Due from Developer	16,448	16,448
Prepaid expense	5,988	5,988
Total assets	\$ 39,230	\$ 39,230
LIABILITIES		
Liabilities:		
Accounts payable	\$ 21,884	\$ 21,884
Developer advance	11,250	11,250
Total liabilities	33,134	33,134
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	16,448	16,448
Total deferred inflows of resources	16,448	16,448
FUND BALANCES		
Unassigned	(10,352)	(10,352)
Total fund balances	(10,352)	(10,352)
Total liabilities, deferred inflows of resources and fund balances	\$ 39,230	\$ 39,230

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Developer contribution	\$ 10,790	\$ 71,460	96,659	74%
Total revenues	<u>10,790</u>	<u>71,460</u>	<u>96,659</u>	74%
EXPENDITURES				
Professional & administrative				
Supervisors	-	800	6,000	13%
Management/accounting/recording	4,000	48,000	48,000	100%
Legal	280	2,544	15,000	17%
Engineering	250	8,241	3,500	235%
Engineering - stormwater analysis	-	3,789	-	N/A
Audit	-	5,700	5,700	100%
Arbitrage rebate calculation**	-	-	750	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	6,500	0%
Telephone	17	200	200	100%
Postage	-	135	500	27%
Printing & reproduction	42	500	500	100%
Legal advertising	672	4,222	1,500	281%
Annual special district fee	-	175	175	100%
Insurance	-	5,570	5,919	94%
Contingencies/bank charges	21	1,091	500	218%
ADA website compliance	-	210	210	100%
Website maintenance	-	705	705	100%
Total professional & administrative	<u>5,282</u>	<u>81,882</u>	<u>96,659</u>	85%
Excess/(deficiency) of revenues over/(under) expenditures	5,508	(10,422)	-	
Fund balances - beginning	(15,860)	70	-	
Fund balances - ending	<u>\$ (10,352)</u>	<u>\$ (10,352)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**These items will be realized the year after the issuance of bonds.

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**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 August 12, 2022 at 12:00 p.m., at the Hampton Inn – Naples I-75, 2630 Northbrook Plaza Drive, Naples, Florida 34119.

Present were:

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 (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 12:00 p.m.

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

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

A. Proof/Affidavit of Publication

The proof of publication was included for informational purposes.

B. Consideration of Resolution 2022-11, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending

39 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective**
40 **Date**

41 Mr. Adams presented Resolution 2022-11. He reviewed the proposed Fiscal Year 2022
42 budget, which is Developer-funded and is unchanged since it was last presented.

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

44 No members of the public spoke.

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

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47 **On MOTION by Mr. Dean and seconded by Mr. Edwards, with all in favor,**
48 **Resolution 2022-11, Relating to the Annual Appropriations and Adopting the**
49 **Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September**
50 **30, 2023; Authorizing Budget Amendments; and Providing an Effective Date,**
51 **was adopted.**

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54 **FOURTH ORDER OF BUSINESS**

Consideration of Fiscal Year 2023 Budget
Funding Agreement

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57 Mr. Adams presented the Fiscal Year 2023 Budget Funding Agreement.

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59 **On MOTION by Mr. Edwards and seconded by Ms. Martinho, with all in favor,**
60 **the Fiscal Year 2023 Budget Funding Agreement, was approved.**

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63 **FIFTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of June 30, 2022

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66 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2022.

67 The financials were accepted.

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69 **SIXTH ORDER OF BUSINESS**

Approval of July 8, 2022 Public Hearing and
Regular Meeting Minutes

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73 Mr. Adams presented the July 8, 2022 Public Hearing and Regular Meeting Minutes.

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On MOTION by Mr. Edwards and seconded by Mr. Dean, with all in favor, the July 8, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SEVENTH 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*

Mr. Adams stated, from a timing perspective, the bond issue is ready to proceed to the Delegation Resolution when the timing is appropriate. The Underwriter expected it to be the first quarter of 2023, with funding available around the transition between the first and second quarter of 2023. Updates will be provided, should the dates change; upon issuance, funding will likely occur within 45 to 60 days.

- **NEXT MEETING DATE: September 9, 2022 at 12:00 P.M.**

- **QUORUM CHECK**

The next meeting will be held on September 9, 2022.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS

Audience Comments

There were no audience comments.

TENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Dean and seconded by Ms. Martinho, with all in favor, the meeting adjourned at 12:04 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Hampton Inn - Naples I-75, 2630 Northbrook Plaza Dr., Naples, Florida 34119

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 14, 2022 CANCELED	Regular Meeting	12:00 PM
November 11, 2022	Landowners' Meeting & Regular Meeting	12:00 PM
December 9, 2022	Regular Meeting	12:00 PM
January 13, 2023	Regular Meeting	12:00 PM
February 10, 2023	Regular Meeting	12:00 PM
March 10, 2023	Regular Meeting	12:00 PM
April 14, 2023	Regular Meeting	12:00 PM
May 12, 2023	Regular Meeting	12:00 PM
June 9, 2023	Regular Meeting	12:00 PM
July 14, 2023	Regular Meeting	12:00 PM
August 11, 2023	Regular Meeting	12:00 PM
September 8, 2023	Public Hearing & Regular Meeting	12:00 PM

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903