

**ORANGE BLOSSOM  
GROVES**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**February 9, 2024**

**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

February 2, 2024

**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 February 9, 2024 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. Consider Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2024*
  - Administration of Oath of Office to Appointed Supervisor
4. Consideration of Resolution 2024-01, Appointing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2024-02, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date
6. Consideration of Resolution 2024-03, Designating the Primary Administrative Office of the District and Providing an Effective Date
7. Acceptance of Unaudited Financial Statements as of December 31, 2023
8. Approval of August 11, 2023 Public Hearings and Regular Meeting Minutes
9. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
    - Required Ethics Training
  - B. District Engineer: *Barraco and Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt & Associates, LLC*

- NEXT MEETING DATE: March 8, 2024 at 12:00 PM
  - QUORUM CHECK

SEAT 1	FERNANDA MARTINHO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SCOTT EDWARDS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	TOMMY DEAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	BARRY ERNST	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

10. Board Members' Comments/Requests
11. Audience Comments
12. 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 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District’s Board of Supervisors desires to appoint and remove Officers of the District.

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

**SECTION 1.** The following is/are appointed as Officer(s) of the District effective February 9, 2024:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of February 9, 2024:

Russell Smith                      Assistant Secretary

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 9TH DAY OF FEBRUARY, 2024.**

ATTEST:

**ORANGE BLOSSOM GROVES COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**ORANGE BLOSSOM GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

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## RESOLUTION 2024-02

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

**WHEREAS**, Orange Blossom Groves Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Collier County, Florida; and

**WHEREAS**, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the effective date of Collier County Ordinance No. 2016-34 creating the District (the "Ordinance") is November 17, 2016; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

**SECTION 1.** In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the \_\_\_\_ day of November, 2024 at 12:00 p.m., at the Hampton Inn – Naples I-75, 2630 Northbrook Plaza Drive, Naples, Florida 34119.

**SECTION 2.** The District's Secretary is hereby directed to publish notice of this landowners meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

**SECTION 3.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 9th day of February, 2024. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 9th day of February, 2024.

**ATTEST:**

**ORANGE BLOSSOM GROVES COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

## Exhibit A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Orange Blossom Groves Community Development District (the "District") in Collier County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November \_\_\_\_, 2024  
TIME: 12:00 p.m.  
PLACE: Hampton Inn – Naples I-75  
2630 Northbrook Plaza Drive  
Naples, Florida 34119

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com) or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

\_\_\_\_\_  
District Manager

Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

**PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT**

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November \_\_, 2024**

TIME: **12:00 p.m.**

LOCATION: **Hampton Inn – Naples I-75  
2630 Northbrook Plaza Drive  
Naples, Florida 34119**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT  
COLLIER COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER \_\_, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Orange Blossom Groves Community Development District to be held at 12:00 p.m., on November \_\_\_\_, 2024, at the Hampton Inn – Naples I-75, 2630 Northbrook Plaza Drive, Naples, Florida 34119, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the proxy holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**

**ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT  
COLLIER COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER \_\_, 2024**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Orange Blossom Groves Community Development District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

<b>SEAT</b>	<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
1.	_____	_____
3.	_____	_____
5.	_____	_____

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**ORANGE BLOSSOM GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

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**RESOLUTION 2024-03**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE OF THE DISTRICT AND PROVIDING 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 District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*.

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

- 1. PRIMARY ADMINISTRATIVE OFFICE.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.
- 2. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 9th day of February, 2024.

ATTEST:

**ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT**

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

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

**ORANGE BLOSSOM GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**ORANGE BLOSSOM GROVES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2023**

**ORANGE BLOSSOM GROVES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$637,454	\$ -	\$ -	\$ 637,454
Investments				
Revenue	-	1,624	-	1,624
Reserve	-	255,519	-	255,519
Construction	-	-	6,289,280	6,289,280
Capitalized interest	-	1,858	-	1,858
Due from general fund	-	519,779	-	519,779
Total assets	<u>\$637,454</u>	<u>\$ 778,780</u>	<u>\$ 6,289,280</u>	<u>\$ 7,705,514</u>
<b>LIABILITIES</b>				
Liabilities:				
Accounts payable	\$ 15,879	\$ -	\$ -	\$ 15,879
Due to Developer	6,228	-	1,114	7,342
Due to debt service fund	519,779	-	-	519,779
Developer advance	11,250	-	-	11,250
Total liabilities	<u>553,136</u>	<u>-</u>	<u>1,114</u>	<u>554,250</u>
<b>FUND BALANCES</b>				
Committed				
Debt service	-	778,780	-	778,780
Capital projects	-	-	6,288,166	6,288,166
Unassigned	84,318	-	-	84,318
Total fund balances	<u>84,318</u>	<u>778,780</u>	<u>6,288,166</u>	<u>7,151,264</u>
Total liabilities and fund balances	<u>\$ 637,454</u>	<u>\$ 778,780</u>	<u>\$ 6,289,280</u>	<u>\$ 7,705,514</u>

-	-	-	-
These must all equal zero			
<i>Assets - (Liabilities + Fund Balance) = 0</i>			

**ORANGE BLOSSOM GROVES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 108,710	\$ 108,710	\$ 108,723	100%
Total revenues	<u>108,710</u>	<u>108,710</u>	<u>108,723</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	29	29	15,000	0%
Engineering	-	3,425	3,500	98%
Audit	-	-	5,700	0%
Arbitrage rebate calculation**	-	-	750	0%
Dissemination agent*	83	250	1,000	25%
Trustee*	-	-	4,000	0%
Telephone	17	50	200	25%
Postage	-	-	500	0%
Printing & reproduction	42	125	500	25%
Legal advertising	-	-	1,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	6,228	6,266	99%
Contingencies/bank charges	21	66	500	13%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
Lake maintenance	-	-	11,250	0%
Lake Bank erosion repairs	-	-	5,000	0%
Tax Collector	2,174	2,174	3,964	55%
Total professional & administrative	<u>6,366</u>	<u>24,522</u>	<u>108,720</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	102,344	84,188	3	
Fund balances - beginning	(18,026)	130	-	
Fund balances - ending	<u>\$ 84,318</u>	<u>\$ 84,318</u>	<u>\$ 3</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  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2023 BONDS  
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment - on roll	\$ 530,386	\$ 530,386	\$ 530,373	100%
Interest	1,868	4,805	-	N/A
Total revenues	<u>532,254</u>	<u>535,191</u>	<u>530,373</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	115,000	0%
Interest	198,591	198,591	397,181	50%
Total debt service	<u>198,591</u>	<u>198,591</u>	<u>512,181</u>	39%
<b>Other fees &amp; charges</b>				
Tax collector	10,608	10,608	19,337	55%
Total other fees and charges	<u>10,608</u>	<u>10,608</u>	<u>19,337</u>	55%
Total expenditures	<u>209,199</u>	<u>209,199</u>	<u>531,518</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	323,055	325,992	(1,145)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	(1,044)	(3,157)	-	
Total other financing sources	<u>(1,044)</u>	<u>(3,157)</u>	<u>-</u>	
Net change in fund balances	322,011	322,835	(1,145)	
Fund balances - beginning	456,769	455,945	456,468	
Fund balances - ending	<u>\$ 778,780</u>	<u>\$ 778,780</u>	<u>\$ 455,323</u>	

**ORANGE BLOSSOM GROVES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2023 BONDS  
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 25,594	\$ 83,593
Total revenues	25,594	83,593
<b>EXPENDITURES</b>		
Capital outlay	-	828,307
Total expenditures	-	828,307
Excess/(deficiency) of revenues over/(under) expenditures	25,594	(744,714)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	1,044	3,157
Total other financing sources/(uses)	1,044	3,157
Net change in fund balances	26,638	(741,557)
Fund balances - beginning	6,261,528	7,029,723
Fund balances - ending	\$ 6,288,166	\$ 6,288,166

**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 Public Hearings and a Regular Meeting on August 11, 2023 at 12:00 p.m., at the Hampton Inn - Naples I-75, 2630 Northbrook Plaza Drive, Naples, Florida 34119.

**Present were:**

Barry Ernst	Vice Chair
Tommy Dean	Assistant Secretary
Fernanda Martinho	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Wes Haber (via telephone)	District Counsel
Carl Barraco (via telephone)	District Engineer
Frank Savage (via telephone)	Barraco and Associates Inc. (BAI)

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 12:06 p.m.

Supervisors Ernst, Dean and Martinho were present. Supervisor Edwards was not present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired  
Term of Seat 5; Term Expires November,  
2024**

This item was deferred.

39 **FOURTH ORDER OF BUSINESS** Administration of Oath of Office to  
 40 Appointed Supervisor (the following will  
 41 be provided in a separate package)  
 42

43 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

44 **B. Membership, Obligations and Responsibilities**

45 **C. Chapter 190, Florida Statutes**

46 **D. Financial Disclosure Forms**

47 **I. Form 1: Statement of Financial Interests**

48 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

49 **III. Form 1F: Final Statement of Financial Interests**

50 **E. Form 8B: Memorandum of Voting Conflict**

51 This item was deferred.

52

53 **FIFTH ORDER OF BUSINESS** Consideration of Resolution 2023-07,  
 54 Designating Certain Officers of the District,  
 55 and Providing for an Effective Date  
 56

57 This item was deferred.

58

59 **SIXTH ORDER OF BUSINESS** Public Hearing on Adoption of Fiscal Year  
 60 2023/2024 Budget  
 61

62 **A. Proof/Affidavit of Publication**

63 **B. Consideration of Resolution 2023-10, Relating to the Annual Appropriations and**  
 64 **Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending**  
 65 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective**  
 66 **Date**

67 Mr. Adams presented Resolution 2023-10 and reviewed the Proposed Fiscal Year 2024  
 68 budget, which is unchanged from the last time it was presented.

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

70 No affected property owners or members of the public spoke.

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

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**On MOTION by Mr. Ernst and seconded by Mr. Dean, with all in favor, Resolution 2023-10, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law**

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2023-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2023-11.

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

No affected property owners or members of the public spoke.

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

**On MOTION by Mr. Ernst and seconded by Mr. Dean, with all in favor, Resolution 2023-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-12, 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**

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Mr. Adams presented Resolution 2023-12. November 3, 2023 will be inserted into the Fiscal Year 2024 Meeting Schedule as the date of the November meeting.

**On MOTION by Mr. Ernst and seconded by Mr. Dean, with all in favor, Resolution 2023-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.**

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**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2023**

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Mr. Adams presented the Unaudited Financial Statements as of June 30, 2023.  
The financials were accepted.

**TENTH ORDER OF BUSINESS**

**Approval of May 12, 2023 Regular Meeting Minutes**

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Mr. Adams presented the May 12, 2023 Regular Meeting Minutes.

**On MOTION by Mr. Dean and seconded by Ms. Martinho, with all in favor, the May 12, 2023 Regular Meeting Minutes, as presented, were approved.**

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**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

- **Legislative Update**

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

There were no reports from District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: September 8, 2023 at 12:00 P.M.**

- **QUORUM CHECK**

The September meeting will be cancelled.

148 **TWELFTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

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150 There were no Board Members' comments or requests.

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152 **THIRTEENTH ORDER OF BUSINESS** **Audience Comments**

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154 There were no audience comments.

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156 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

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159 **On MOTION by Mr. Dean and seconded by Mr. Ernst, with all in favor, the**  
160 **meeting adjourned at 12:16 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**ORANGE BLOSSOM GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS A**

**MEMORANDUM**

**To:** Board of Supervisors  
**From:** District Counsel  
**Date:** January 1, 2024  
**Subject:** Ethics Training Requirements

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Beginning January 1, 2024, all Board Supervisors of Florida Community Development Districts will be required to complete four (4) hours of Ethics training each year. The four (4) hours must be allocated to the following categories: two (2) hours of Ethics Law, one (1) hour of Sunshine Law, and one (1) hour of Public Records law.

This training may be completed online, and the four (4) hours do not have to be completed all at once. The Florida Commission on Ethics (“COE”) has compiled a list of resources for this training. An overview of the resources are described below, and links to the resources are included in this memo.

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the Ethics training requirements. At this time, there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

**Free Training Options**

The Florida Commission on Ethics’ (“COE”) website has several free online resources and links to resources that Supervisors can access to complete the training requirements. Navigate to that page here: [Florida Commission on Ethics Training](https://ethics.state.fl.us/Training/Training.aspx).<sup>1</sup> Please note that the COE only provides free training for the two (2) hour Ethics portion of the annual training. However, the COE does provide links to free outside resources to complete the Sunshine and Public Records portion of the training. These links are included in this memorandum below for your ease of reference.

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<sup>1</sup> <https://ethics.state.fl.us/Training/Training.aspx>



## **Free Ethics Law Training**

The COE provides several videos for Ethics training, none of which are exactly two (2) hours in length. Please ensure you complete 120 minutes of Ethics training when choosing a combination of the below.

### **State Ethics Laws for Constitutional Officers & Elected Municipal Officers (100 minutes)**

Click here: [Kinetic Ethics](#)

### **Business and Employment Conflicts and Post-Public-Service (56 minutes) Restriction**

Click here: [Business and Employment Conflicts](#)

### **Gifts (50 minutes)**

Click here: [Ethics Laws Governing Acceptance of Gifts](#)

### **Voting Conflicts - Local Officers (58 minutes)<sup>1</sup>**

Click here: [Voting Vertigo](#)

## **Free Sunshine/Public Records Law Training**

The Office of the Attorney General provides a two (2) hour online training course (audio only) that meets the requirements of the Sunshine Law and Public Records Law portion of Supervisors' annual training.

Click here to access: [Public Meeting and Public Records Law](#)

## **Other Training Options**

### **4- Hour Course**

Some courses will provide a certificate upon completion (not required), like the one found from the Florida State University, Florida Institute of Government, linked here: [4-Hour Ethics Course](#). This course meets all the ethics training requirements for the year, including Sunshine Law and Public Records training. This course is currently \$79.00

### **CLE Course**

The COE's website includes a link to the Florida Bar's Continuing Legal Education online tutorial which also meets all the Ethics training requirements. However, this is a CLE course designed more specifically for attorneys. The 5 hours 18 minutes' long course exceeds the 4-hour requirement and its cost is significantly higher than the 4-Hour Ethics course provided by the Florida State University. The course is currently \$325.00. To access this course, click here: [Sunshine Law, Public Records and Ethics for Public Officers and Public Employees](#).

If you have any questions, please do not hesitate to contact me.

**ORANGE BLOSSOM GROVES  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS C**

**ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 13, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>November 10, 2023* CANCELED</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>December 8, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>January 12, 2024 CANCELED</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>February 9, 2024</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>March 8, 2024</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>April 12, 2024</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>May 10, 2024</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>June 14, 2024</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>July 12, 2024</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>August 9, 2024</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>
<b>September 13, 2024</b>	<b>Regular Meeting</b>	<b>12:00 PM</b>

**\*Exception/Note**

*November 10, 2023 is the observed Veteran's Day holiday.*