

**MINUTES OF MEETING
ROAN BRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Roan Bridge Community Development District held Multiple Public Hearings and a Regular Meeting on May 17, 2022, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 10:00 a.m., at the Hampton Inn and Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present at the meeting were:

James Dicks	Chair
Scott Prewitt	Vice Chair
Rockdale Skair	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC (WHA)
Joe Brown	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:07 a.m. He noted the results of the Landowners' Election, as follows:

Seat 1	James Dicks	270 votes	4-Year Term
Seat 2	Scott Prewitt	270 votes	4-Year Term
Seat 3	Rockdale Skair	240 votes	2-Year Term
Seat 4	Tyler Benzel	240 votes	2-Year Term
Seat 5	Chad Lee	240 votes	2-Year Term

Supervisors Dicks, Prewitt and Skair were present. Supervisor Benzel and Supervisor-Elect Chad Lee were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors *(the following will be provided in a separate package)*

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Dicks, Mr. Prewitt and Mr. Skair. The Oath of Office would be administered to Mr. Benzel and Mr. Lee at another time. Mr. Wrathell discussed the following items:

- 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**
 - **Consideration of Resolution 2022-31, Designating Certain Officers of the District, and Providing for an Effective Date**

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

Mr. Wrathell presented Resolution 2022-31. Mr. Dicks nominated the following slate of officers:

Chair	James Dicks
Vice Chair	Scott Prewitt
Secretary	Craig Wrathell
Assistant Secretary	Tyler Benzel
Assistant Secretary	Rockdale Skair
Assistant Secretary	Chad Lee
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Ernesto Torres
Treasurer	Craig Wrathell

Assistant Treasurer

Jeff Pinder

No other nominations were made.

On MOTION by Mr. Skair and seconded by Mr. Prewitt, with all in favor, Resolution 2022-31, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-30, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-30. The results of the Landowners’ Election were noted during the First Order of Business.

On MOTION by Mr. Skair and seconded by Mr. Prewitt, with all in favor, Resolution 2022-30, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-31, Designating Certain Officers of the District, and Providing for an Effective Date

This item was presented following the First Order of Business.

SIXTH 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 were addressed below.

- A. **Affidavit/Proof of Publication**
- B. **Mailed Notice to Property Owner(s)**
- C. **Engineer’s Report *(for informational purposes)***

The above items were included for informational purposes.

- D. **Master Special Assessment Methodology Report *(for informational purposes)***

This item was discussed below.

- E. **Consideration of Resolution 2022-32, 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 Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

<p>On MOTION by Mr. Skair and seconded by Mr. Prewitt, with all in favor, the Public Hearing was opened.</p>

- *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.*

There were no members of the public present.

- *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 to the assessments.

▪ **Master Special Assessment Methodology Report**

This item, previously Item 6D, was presented out of order.

Mr. Wrathell presented the Special Assessment Methodology Report, which accomplishes the following:

- Outlines the Development Plan as currently contemplated.
- The Methodology has maximum flexibility to accommodate changes in unit counts, product type mixes, etc.
- The Capital Improvement Plan (CIP) totals \$60,415,000, which corresponds to the Engineer's Report.
- Sets forth the preliminary sources and uses of funds for the bonds.
- Establishes the maximum par amount of bonds for validating the current bonds, which is \$80,955,000.
- Sets forth the Equivalent Residential Unit (ERU) weighting for the various product types.

Mr. Brown posed and Mr. Wrathell answered the following questions:

Mr. Brown: As reflected in your Report, it is your professional opinion that the property being assessed for the improvement receives a special and peculiar benefit?

Mr. Wrathell: Yes.

Mr. Brown: It is also your professional opinion that the benefits exceed or equal the amounts assessed?

Mr. Wrathell: Yes.

Mr. Brown: It is also your professional opinion that the assessments are being imposed in a manner proportional to the benefits received by the property so that the assessments are fairly and reasonably allocated?

Mr. Wrathell: Yes.

Mr. Brown: It is also your professional opinion that the amount of the assessments is reasonable.

Mr. Wrathell: Yes.

Mr. Brown: It is also your professional opinion that it is in the best interests of the District that the special assessments be paid and collected in accordance with the Methodology in the District’s assessment resolutions.

Mr. Wrathell: Yes.

Mr. Brown stated that the Engineer’s Report is included in the agenda and, based on what is in the Report, including Section 4, there is nothing in the Report that indicates that the cost estimates he has provided are unreasonable and there is no reason to believe that the District cannot carryout this project based on his Engineer’s Report and the statements therein.

On MOTION by Mr. Skair and seconded by Mr. Prewitt, with all in favor, the Public Hearing was closed.

Mr. Wrathell presented Resolution 2022-32 and read the title.

On MOTION by Mr. Skair and seconded by Mr. Prewitt with all in favor, Resolution 2022-32, 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 Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for

Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-33, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Roan Bridge Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Prewitt and seconded by Mr. Prewitt, with all in favor, the Public Hearing was opened.

There were no members of the public present.

On MOTION by Mr. Skair and seconded by Mr. Prewitt, with all in favor, the Public Hearing was closed.

Mr. Wrathell presented Resolution 2022-33 and read the title.

On MOTION by Mr. Skair and seconded by Mr. Prewitt with all in favor, Resolution 2022-33, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Roan Bridge Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date

This item was deferred.

NINTH ORDER OF BUSINESS

Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

Approval of April 8, 2022 Organizational Meeting Minutes

Mr. Wrathell presented the April 8, 2022 Organizational Meeting Minutes.

On MOTION by Mr. Skair and seconded by Mr. Prewitt, with all in favor, the April 8, 2022 Organizational Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LP*

Mr. Brown stated that the bond validation hearing will be on July 25, 2022. He discussed the bond validation process.

B. District Engineer (Interim): *CPH, Inc.*

There was no report.

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

- **NEXT MEETING DATE: June 15, 2022 at 10:00 a.m.**

The next meeting will be held on June 15, 2022.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Skair and seconded by Mr. Prewitt, with all in favor, the meeting adjourned at 10:28 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair