

**MINUTES OF MEETING
PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parkview at Long Lake Ranch Community Development District held a Public Hearing and Regular Meeting on August 21, 2023 at 10:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present were:

Tim Murray	Chair
Tom Griggs	Assistant Secretary
Billy Hierlihy	Assistant Secretary

Also present, were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Lindsay Whelan (via telephone)	District Counsel
Bennett Davenport (via telephone)	Kutak Rock LLP

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:05 a.m. Supervisors Murray, Griggs and Hierlihy were present, in person. Supervisors McCraw and Whaley 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
2023/2024 Budget**

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

No members of the public spoke.

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

- A. **Affidavit of Publication**
- B. **Consideration of Resolution 2023-03, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2023-03 and the proposed Fiscal Year 2024 budget.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, Resolution 2023-03, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, 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

Ms. Sanchez presented Resolution 2023-04.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, Resolution 2023-04, 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.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, 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

This item was deferred.

SIXTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September 30, 2022. There were no findings, recommendations, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor Resolution 2023-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Adopting Certain Amendments to the District's Record Retention Policy; Addressing Conflicts and Severability; and Providing for Severability and an Effective Date

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of Project Construction Matters

- A. Consideration of Resolution 2023-08, Accepting the Certificate of the District Engineer Certifying the Project Complete; Declaring the Project Complete; Finalizing the Special Assessments Securing the District's Special Assessment Bonds, Series 2020; Providing**

for a Supplement to the Improvement Lien Book; and Providing for Severability, Conflicts and an Effective Date

Ms. Sanchez presented Resolution 2023-08. Ms. Whelan stated the Construction Fund remaining balance is \$1.65; the amount will be updated in Resolution 2023-08.

On MOTION by Mr. Griggs and seconded by Mr. Murray, with all in favor Resolution 2023-08, as amended, Accepting the Certificate of the District Engineer Certifying the Project Complete; Declaring the Project Complete; Finalizing the Special Assessments Securing the District’s Special Assessment Bonds, Series 2020; Providing for a Supplement to the Improvement Lien Book; and Providing for Severability, Conflicts and an Effective Date, was adopted.

B. Consideration of Phase 2A Acquisition Documents

Ms. Whelan presented the Phase 2A Acquisition Documents.

On MOTION by Mr. Griggs and seconded by Mr. Murray, with all in favor, the Phase 2A Acquisition Documents, were approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-09, 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

Ms. Sanchez presented Resolution 2023-09 and the Landowners’ Election results:

Seat 3	Tom Griggs	222 votes	4-Year Term
Seat 4	Chad Whaley	221 votes	2-Year Term
Seat 5	Billy Hierlihy	222 votes	4-Year Term

On MOTION by Mr. Griggs and seconded by Mr. Murray, with all in favor, Resolution 2023-09, 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.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

This item was not addressed.

TWELFTH ORDER OF BUSINESS

Approval of April 17, 2023 Regular Meeting Minutes

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, the April 17, 2023 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Whelan discussed the new requirement for CDD Board Members to take a four-hour ethics training course annually. Updates will be provided at or before the next meeting.

B. District Engineer: Clearview Land Design, P.E.

There was no report.

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

Discussion ensued regarding finding residents interested in serving on the CDD Board. The property Manager will send an e-blast to residents.

- **236 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: September 18, 2023 at 10:00 AM**
 - **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, the meeting adjourned at 10:14 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair