

MINUTES OF MEETING
OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT

A Regular meeting of the Board of Supervisors of the Old Hickory Community Development District was held Monday, August 3, 2020 at 1:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Lane Register
Adam Morgan
Daniel La Rosa

Chairman
Vice Chairman
Assistant Secretary

Also present were:

George Flint
Alan Scheerer
Kristen Trucco
Dave Reid
Tricia Adams

District Manager
Field Manager
District Counsel
District Engineer
GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. There were three members present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: For the record, there are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint: We need to go ahead and administer the Oaths of Office for the three new Board members. As citizen of the State of Florida and the United States of America and as Officers of the Old Hickory Community Development District, do you hear by solemnly swear or affirm you will support the Constitution of the United States and of the State of Florida?

Mr. Register: I do.

Mr. Morgan: I do.

**MINUTES OF MEETING
OLD HICKORY
COMMUNITY DEVELOPMENT DISTRICT**

A Regular meeting of the Board of Supervisors of the Old Hickory Community Development District was held Monday, August 3, 2020 at 1:00 p.m. via Zoom Teleconference.

Present and constituting a quorum were:

Lane Register	Chairman
Adam Morgan	Vice Chairman
Daniel La Rosa	Assistant Secretary

Also present were:

George Flint	District Manager
Alan Scheerer	Field Manager
Kristen Trucco	District Counsel
Tricia Adams	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. There were three members present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: For the record, there are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Supervisors

Mr. Flint: We need to go ahead and administer the Oaths of Office for the three new Board members. As citizen of the State of Florida and the United States of America and as Officers of the Old Hickory Community Development District, do you hear by solemnly swear or affirm you will support the Constitution of the United States and of the State of Florida?

Mr. Register: I do.

Mr. Morgan: I do.

Mr. La Rosa: I do.

Mr. Flint: If you could print your name at the top and sign where it says Board Supervisor I can notarize those for you.

B. Consideration of Resolution 2020-18 Canvassing and Certifying the Results of Landowners' Election

Mr. Flint: Resolution 2020-18 canvasses and certifies the results of the Landowner Election that took place just before this meeting. In that resolution we would insert Lane Register, Adam Morgan, Dan La Rosa, Mike Lewellen, and Karen Morgan. Lane and Adam received 100 votes each and the other three Supervisors received 99 votes each. Are there any question on the Resolution? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Resolution 2020-18 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Mr. Flint: This was done previously at the Organizational meeting, but since we just had the initial Landowner Election, we will need to elect officers again. Do you want to keep the officers the same?

Mr. Morgan: Yes, that's fine.

D. Consideration of Resolution 2020-19 Electing Officers

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-19 Electing Officers with Mr. Lane Register as Chairman, Mr. Adam Morgan as Vice Chairman, Mr. Mike Lewellen, Mr. Dan La Rosa, and Ms. Karen Morgan as Assistant Secretaries, Mr. Flint as Secretary, Mr. Lovera as Treasurer, and Ms. Viscarra as Assistant Treasurer, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the June 1, 2020 Meeting

Mr. Flint: Did the Board have any comments or corrections on those? Hearing none,

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the June 1, 2020 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Ranking of Proposals for District Engineering Services and Selection of District Engineer

Mr. Flint: You can see Hamilton Engineering was the only respondent to the RFQ. Under your rules you have the ability to reject and re-advertise if you so choose, or you can choose to rank Hamilton number 1 and authorize staff to negotiate an agreement.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Ranking of Proposal for District Engineer Services and the Selection of Hamilton Engineering as the District Engineer and authorization for staff to negotiate an agreement, was approved.

SIXTH ORDER OF BUSINESS

Public Hearings

A. Rules of Procedure

i. Consideration of Resolution 2020-20 Adopting the District's Rules of Procedure

Mr. Flint: At the Organizational meeting you were provided a draft of the rules and you set the Public Hearing for today. There was a 28 and 29 day notice that was placed in the newspaper. The Rules are attached to Resolution 2020-20. They generally address how the Board operates, how the meetings are held and noticed, how you bid out certain services, etc. Anything else Kristen on the Rules?

Ms. Trucco: No, nothing else to add. These are standard rules to just to reiterate what George said, they are just following the Rules and Regulations of Florida on Community Development Districts. If you have any questions at all feel free to reach out.

Mr. Flint: For the record, we will note that there's no members of the public here to provide any comment so we'll bring it back to the Board for consideration of Resolution 2020-20.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-20 Adopting the District's Rules of Procedure, was approved.

B. Uniform Method of Collection

i. Consideration of Resolution 2020-21 Expressing the District's Intent to Utilize the Uniform Method of Collection

Mr. Flint: This is a Public Hearing that allows the District to utilize the Uniform Collection Method for collection of your Operating & Maintenance and Debt Service assessments. Again, you all authorized us to advertise the public hearing for today. The appropriate notices were run in

the newspaper. There are no members of the public here to provide comment, so we will bring it back to the Board for consideration of Resolution 2020-21.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-21 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

C. Fiscal Years 2020 & 2021 Budgets

i. Consideration of Resolution 2020-22 Adopting the Fiscal Years 2020 & 2021 Budgets and Relating to the Annual Appropriations

Mr. Flint: Next are Public Hearings to adopt the current year budget for Fiscal Year 2020 and next year's budget Fiscal Year 2021. At the Organizational meeting you approved proposed budgets for both fiscal years and you set the public hearing for today. Attached as Exhibit 'A' to the resolution is a document that reflects both the current 2020 budget and the 2021 budget. It's contemplated that these budgets would be funded by a Developer Funding Agreement in leu of imposing assessments.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-22 Adopting the Fiscal Year 2020 & 2021 Budgets and Relating to the Annual Appropriations, was approved.

D. Levying Assessments

i. Consideration of Master Engineer's Report

Mr. Flint: Next is a Public Hearing to consider imposing the debt services assessments. You all approved the Engineer's Report and Master Assessment Methodology and two resolutions that the Organizational meeting. One was declaring your intent to impose assessments and the other one setting the public hearing for today to do that. You will see the first item under this section is the Engineer's Report, which is dated June 1st prepared by the interim District Engineer at the time. This report defines the proposed improvements to be constructed and/or acquired by the CDD. The costs estimate of probable costs associated with those improvements who the ownership maintenance entities are for the different categories of improvements. There's also attached the legal description for the boundaries of the District as well as a sketch showing the District location. The District Engineer is on the Zoom call if you have any questions for him. I don't believe the report has changed since you all saw it at the Organizational meeting. Are there any questions on the Engineer's Report? Hearing none,

ii. Consideration of Master Assessment Methodology Report

Mr. Flint: Next is your Master Assessment Methodology. This is also dated June 1, 2020, and this takes the improvements that were identified in the District Engineer's Report. If you turn to page 9 which is Table 1, this shows your proposed development plan. It's a combination of single family 50' and 60' product types. We assigned an ERU factors to each of those product types. Table 2 is the cost estimates that were included in the Engineer's Report at \$16,807,000. Table 3 is a conservative bond sizing in the event we were to fund 100% of the eligible improvements. Taking some conservative parameters we would issue \$21,740,000. That assumes a 6% interest rate, 30-year amortization, 2 years of capitalized interest, 1 year of max annual debt service reserve, and underwriters discount at 2%. Table 4 allocates the benefit, basically you are looking at the improvement cost per product type and per unit. Table 5 looks at the par debt per product type and per unit. Table 6 shows you what the annual debt service assessment would be if we were to fund 100% of those improvements. Table 7 is the preliminary assessment roll with the legal descriptions of the boundaries of the District attached as well. We don't intend to issue the \$21,000,000, but this does give the District the ability to fund all the improvements. However, when we go to actually price the bonds, we will be using a target assessment amount that will be lower than what the per unit assessments are in the report.

iii. Public Comment & Testimony

Mr. Flint: There are no members of the public on the Zoom call or here in person so we will move on to the next item.

iv. Consideration of Resolution 2020-23 Levying Assessments

Mr. Flint: This resolution levies the debt service assessments at the level that's indicated that would fund 100% of the improvements identified in the Engineer's Report. Section 3 provides certain findings. Section 4 authorizes the project as identified in the Engineer's Report. Section 5 acknowledges the estimated costs of the project. Section 6 approves and confirms the Methodology. Section 7 address the finalization of the Special Assessments. Section 8 allows for the payment and pre-payment of the Special Assessments and provides for the method of collection. Section 9 deals with government property transfers of property to units of government. Section 10 confirms the notices and Section 11 is a severability clause. Section 12 is conflicts and 13 is an effective date.

Ms. Trucco: I'll just add that District Counsel has reviewed the Master Assessment Methodology Report and the Engineer's Report. Those are standard, we see no issue with them. We would recommend the Board's approval of Resolution 2020-23.

Mr. Flint: Are there any questions on the Resolution, and if not is there a motion? We will note there are no members of the public here to provide comment.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2020-23 Levying Assessments, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Kristin, any report for the Board?

Ms. Trucco: The only update is that we have secured a final judgement hearing which is the final step in the court proceeding to validate the bonds. We've worked on some pre-trial testimony with the District Engineer and the District Manager who have graciously done so quickly in an attempt to save the District some court and legal fees to secure those funds. We don't anticipate any issues, but we will keep the Board apprised on any updated on that last final hearing.

Mr. Flint: The hearing is on September 8th?

Ms. Trucco: Yes, September 8th at 11:00 a.m.

Mr. Flint: We have a Board meeting on September 14th. We are shooting for having delegation resolution on the September 14th Board meeting which would be, we've done the assessments today. There is 30-day appeal period after September 8th assuming we get a favorable judgment. We will do the Delegation Resolution on September 14th and then we will be in a position to be able to close mid-October.

B. Engineer

Mr. Reid: I don't have anything new. I appreciate being approved for Hamilton to provide Engineering Services.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials and you have ratification for Funding Requests #2 and #3, which were included in your agenda. Are there any questions on the funding request, if not is there a motion to ratify them?

ii. Ratification of Funding Requests #2 - #3

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Funding Request No. 2 and No. 3, were ratified.

iii. Approval of Fiscal Year 2021 Meeting Schedule

Mr. Flint: You have the meeting schedule for first Monday of each month in this location at 1:00 p.m. with the exception of July and September. If the Board's comfortable with those meeting dates and times, a motion to approve the schedule would be in order.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2021 Meeting Schedule, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: That's all we had on the agenda, was there anything else the Board wanted to discuss? Hearing none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests


There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman