

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, September 13, 2021 at 1:00 p.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Dave Reid	District Engineer by phone
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 2, 2021 Meeting

Mr. Flint: Did the Board have any comments or corrections on the August 2, 2021 meeting minutes?

Mr. Morgan: They look good, I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the August 2, 2021 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-08
Accepting the Conveyance of Real
Property – Phases 1, 2 & 3**

Mr. Flint: Kristen, do you want to review this for the Board?

Ms. Trucco: Absolutely. This is for the conveyance for Phases 1, 2 and 3 for Old Hickory. These conveyances were contemplated by the original development plans for the District including the recorded plat. Now that the real property and tracts are completed in accordance with the Engineer’s report, they are ready for conveyance. The specialty warranty deed and Bill of Sale are transferring the real property tracts and improvements from the Developer to the District. There is an agreement regarding taxes and an Owner’s Affidavit certifying from the Developer that there are no outstanding taxes or incumbrances on the property. There is the certificate of the District engineer, it is required under the bond documents including the Acquisition Agreement. It is just a certification by the District engineer that the real property tracts and improvements were completed in accordance with the engineer’s report and that they are up to the standard required for the District to take ownership of them. If you have any questions, I can try to answer them now. If you have no questions, we would be looking for a motion to approve Resolution 2021-08.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Resolution 2021-08 Accepting the Conveyance of Real Property – Phases 1, 2 & 3, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Aquatic Plant
Management Agreement with Applied
Aquatic Management Inc.**

Mr. Flint: Next you have the Aquatic Management Agreement with Applied Aquatics.

Mr. Scheerer: In your agenda package is a renewal with Applied Aquatics for all the current ponds they are maintaining on behalf of the District. We are just seeking approval of renewal for the next fiscal year.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Aquatic Plant Management Agreement with Applied Aquatic Management Inc., was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Proposal from Floralawn
for Phase 3 Landscape Management**

Mr. Flint: You have the proposal from Floralawn for Phase 3 landscape management.

Mr. Scheerer: Recently Lane and I and Floralawn walked everything but the dog park in Phase 3. That was turned over to us and we are just looking to approve the Phase 3 cost.

Mr. Morgan: Lane, do you have anything to add?

Mr. Register: No, I'm good with this. I just want to make it clear we are only accepting Phase 3 not Phase 4.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Proposal from Floralawn for Phase 3 Landscape Management, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of License Agreement with Lennar Homes for Signage

Mr. Flint: Next you have a License Agreement with Lennar Homes for some signage on CDD tracts. We were contacted by Lennar; I understand Lennar owns some homes that they are going to be renting.

Mr. Morgan: Lennar owns the homes?

Mr. Flint: Yes.

Mr. Morgan: I haven't heard of this before.

Mr. Flint: The company ResiHome is going to manage that program. There are some signs in the common area that they are asking to be able to install on CDD property. As long as the signage is directional in nature, us and counsel are okay with the concept. We did ask them to revise the initial signage, it had some pricing information and some additional information that we thought went beyond the definition of directional. They've revised those and resubmitted those and that is what is attached.

Mr. Morgan: There are three signs?

Mr. Flint: Yes. There is a map with the locations. Sign 1 is 4x8, sign 2 is 3x5, and sign 3 is 4x8.

Mr. Morgan: All of Lennar's signage is the same no matter what the division it is. They are all high-quality signs.

Mr. Flint: And there is an obligation upon the licensee to maintain the signs. We also have the ability to remove it at any time if they are not maintaining it.

Ms. Trucco: There is also an indemnification clause too in the license if we incur any liability as a result of the signs.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the License Agreement with Lennar Homes for Signage, was approved.

EIGHTH ORDER OF BUSINESS **Discussion of Pending Plat Conveyances**

Mr. Flint: This item is a standing item that we are including on all agendas to remind us that we need to be focusing on conveyance of property and approval of plats.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Trucco: There is nothing new to report to the Board.

B. Engineer

Mr. Reid: I have nothing new to report this month.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through July 31st. Are there any questions or comments on those? Hearing none,

ii. Ratification of Funding Requests #12 - #13

Mr. Flint: Next is the funding request #12 and #13. These have been transmitted to the developer under the Developer Funding Agreement. We are asking the Board to ratify the funding request.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Funding Request #12 - #13, were ratified.

TENTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS **Supervisor’s Requests**

There being none, the next item followed.

TWELTH ORDER OF BUSINESS **Adjournment**

Mr. Flint: Is there a motion to adjourn?

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



Secretary/Assistant Secretary



Chairman/Vice Chairman