

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, April 4, 2022 at 1:00 p.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

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 three members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint noted that there are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 7, 2022 Meeting

Mr. Flint presented the March 7, 2022 meeting minutes and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Morgan, seconded by Mr. La Rosa, with all in favor, the Minutes of the March 7, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-04 Approving the Conveyance of Real Property Tracts and Improvements in Phase 4 from Lennar Homes, LLC

Ms. Trucco noted that this resolution is for Phase 4. The resolution approves conveyance of real property and improvements from the developer to the District. This conveyance was contemplated by the original development plans including the recorded plat for the CDD. Attached to the resolution is a Special Warranty Deed and Bill of Sale, Ms. Trucco noted that those two documents transfer the real property tracts and improvements from the developer to the District. There is an agreement regarding taxes and an Owner’s Affidavit, those are promises from the developer to the District that there are no outstanding taxes or encumbrances on these tracts or improvements that would hinder the ability of the District to own and maintain them. Also included is the Certificate of the District Engineer, which is required under the initial bond documents including the Acquisition Agreement. The District Engineer is required to certify that the conveyance is in fact in accordance with their original Engineer’s Report for the bonds and that these improvements meet all of the District’s standards. Ms. Trucco noted that until all the improvements are finalized, they will not record the deed.

On MOTION by Mr. Morgan, seconded by Mr. La Rosa, with all in favor, Resolution 2022-04 Approving the Conveyance of Real Property Tracts and Improvements in Phase 4 from Lennar Homes, LLC, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05
Authorizing Use of Electronic Documents and
Signatures**

Ms. Trucco noted that the Florida legislature passed a law that allows for entities such as the CDD to sign documents, including agreements and resolutions, electronically. She stated that other CDD’s have adopted these types of policies allowing electronic signatures and they are comfortable recommending that the Board approve this resolution.

On MOTION by Mr. Morgan, seconded by Mr. La Rosa, with all in favor, Resolution 2022-05 Authorizing Use of Electronic Documents and Signatures, was approved.

SIXTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

There was no further discussion on pending plat conveyances.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco had nothing further for the Board.

B. Engineer

Mr. Reid stated that he had nothing new this month for the Board.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint presented the check register for March 1, 2022 through March 28, 2022 totaling \$36,473.84. The Board had no questions.

On MOTION by Mr. Morgan, seconded by Mr. La Rosa, with all in favor, the Check Register totaling \$36,473.84, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. There was no action required.

iii. Designation of November 1, 2022 as Landowners’ Meeting Date

Mr. Flint stated that the Board needed to designate the date of the Landowners’ meeting. He suggested setting the date for November 1, 2022. Mr. Flint noted that three seats will be up for election, and they are all landowner elected seats.

On MOTION by Mr. Morgan, seconded by Mr. La Rosa, with all in favor, Designating November 1, 2022 as the Landowners’ Meeting Date, was approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman