

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 19, 2024 at 10:00 a.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Lane Register <i>by phone</i>	Chairman
Adam Morgan	Vice Chairman
Rob Bonin	Assistant Secretary
Kathryn Farr	Assistant Secretary
Michelle Dudley	Appointed as Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Dave Reid <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. There were three Board members present in person constituting a quorum. Mr. Register joined by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint noted they just have Board members and staff present at the meeting.

**SIXTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Supervisor Cornell, Seat No. 3, Term Expiring Nov. 2026**

*\*This item was moved up and taken out of order.*

Mr. Flint asked for a motion to accept Supervisor Cornell's resignation.

On MOTION by Mr. Morgan, seconded by Ms. Farr, with all in favor, the Resignation of Supervisor Cornell, Seat No. 3, Term Expiring Nov. 2026, was approved.
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**B. Appointment of Individual to Fulfill Board Vacancy of Seat No. 3**

Mr. Flint asked if there were any nominations to fill the Board vacancy. Mr. Morgan stated that he would like to nominate Michelle Dudley.

On MOTION by Mr. Morgan, seconded by Ms. Farr, with all in favor, the Appointment of Michelle Dudley to Fulfill Board Vacancy Seat No. 3, was approved.

**C. Administration of Oath of Office to Newly Appointed Supervisor**

Mr. Flint swore in Ms. Dudley.

**D. Consideration of Resolution 2024-04 Appointing an Assistant Secretary**

Mr. Flint asked for a motion to approve the resolution appointing Michelle Dudley as an Assistant Secretary.

On MOTION by Mr. Morgan, seconded by Ms. Farr, with all in favor, Resolution 2024-04 Appointing Michelle Dudley as an Assistant Secretary, was approved.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the July 15, 2024 Meeting**

Mr. Flint presented the July 15, 2024, meeting minutes and asked for any comments or corrections from the Board. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Farr, with all in favor, the Minutes of the July 15, 2024, Meeting, were approved, as presented.

**FOURTH ORDER OF BUSINESS**

**Consideration of Professional Engineering Services Agreement with Dewberry Engineers, Inc.**

Mr. Flint stated Dave Reid stepped down and they sent out an RFQ, where Dewberry was selected.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Professional Engineering Services Agreement with Dewberry Engineers, Inc., was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Flint asked for a motion to open the hearing.

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On MOTION by Mr. Morgan, seconded by Ms. Farr, with all in favor, the Public Hearing was opened.

**A. Consideration of Resolution 2024-02 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations**

Mr. Flint presented the budget found in the agenda. He asked for any questions, comments or concerns.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2024-02 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations, was approved.

**B. Consideration of Resolution 2024-03 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint presented the resolution. He stated this will certify the assessment for the budget the Board just approved.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2024-03 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

On MOTION by Mr. Morgan, seconded by Ms. Farr, with all in favor, the Public Hearing was closed.

**SEVENTH ORDER OF BUSINESS**

**Adoption of District Goals & Objectives**

Mr. Flint reviewed the proposed goals and objectives for the District, and asked the Board for any questions, comments, or concerns.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Adoption of District Goals & Objectives, was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Transfer of Environmental Resource Permit**

Mr. Flint stated this was signed by Mr. Bonin on behalf of Lennar.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Transfer of Environmental Resource Permit, was ratified.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

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Ms. Trucco noted they are working on conveying the final tracts that are coming to the CDD.

**B. Engineer**

- i. Discussion of Pending Platt Conveyances**
- ii. Status of Permit Transfers**

Mr. Reid noted this will be his last meeting.

**C. District Manager’s Report**

- i. Approval of Check Register**

Mr. Flint presented the check register through July for \$19,234.18. He asked for any questions.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Check Register, was approved.

- ii. Balance Sheet and Income Statement**

Mr. Flint presented the unaudited financials through the end of August. He asked for any questions to discuss. Hearing no questions, the next item followed.

- iii. Approval of Fiscal Year 2025 Meeting Schedule**

Mr. Flint stated the meeting will be held on the 3<sup>rd</sup> Monday of each month at 10:00 a.m.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Fiscal Year 2025 Meeting Schedule, was approved.

**D. Field Manager’s Report**

Mr. Scheerer noted he had a request from the president of the HOA to meet with him. He stated HOA wants to restrain the benches and color the ponds.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

DocuSigned by:

*George Flint*

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Secretary/Assistant Secretary

DocuSigned by:

*Adam Morgan*

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Chairman/Vice Chairman