

MINUTES OF MEETING
ROLLING HILLS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rolling Hills Community Development District was held Tuesday, February 21, 2023 at 6:00 p.m. in the Rolling Hills Amenity Center, 3212 Bradley Creek Parkway, Green Cove Springs, Florida.

Present and constituting a quorum were:

Shannon Jordan	Chairperson
John Miller	Vice Chairman
Nate Riggs	Supervisor
Helana Cormier	Supervisor
Jeff Rhein	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Keith Hadden	District Engineer
Joe Schofield	Alliant Engineering by telephone
Freddie Oca	Riverside Management
Jay Soriano	Operations Manager
Gerald Cyr	Garden Street by telephone

The following is a summary of the actions taken at the February 21, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the December 13,
2022 Meeting**

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On MOTION by Ms. Jordan seconded by Mr. Miller with all in favor the minutes of the December 13, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Series 2020 Project**

A. Update Regarding Series 2020 Project

Mr. Hadden stated the last day of January LGI closed on the first 15 lots on the first cul-de-sac. They are scheduled for the next 15 nine days later. Vallencourt remobilized today and they are going to be rolling the rock that you see and pave. All of AT&T is finished, Clay Electric has the conduit in and they have to pull the wires with the transformers in. They are going to finish the second cul-de-sac first and do the last four cul-de-sacs at one time. In the next four to five months all the construction work will be done except for the homes.

B. Ratification of Requisitions 90 & 91, 93 & 94

On MOTION by Ms. Jordan seconded by Ms. Cormier with all in favor requisitions 90 & 91 and 93 & 94 were ratified.

FIFTH ORDER OF BUSINESS **Series 2022 Project**

A. Update Regarding Series 2022 Project

Mr. Schofield stated in the 247 lot subdivision we have the remaining roadway rock and asphalt going in within the next couple weeks. We are actively installing electrical conduit so Clay Electric can pull their cables and set transformers in a phased fashion. We are starting to collect certification, close-out as-built testing materials and putting our certification and close-out packages together for the various agencies. We expect in the next two weeks that construction will be substantially complete, punch list, final inspections occurring and certification packages being delivered along that timeline. The builder is working on building permits now and we are getting very close to completion.

Ms. Cormier asked do you know if it is their contract for purchase about not allowing LLCs to buy the properties?

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Ms. Buchanan stated that is not anything the board has the authority to regulate. We can ask with interest because I understand there are mixed feelings on that but we don't get to require that from the developer.

Ms. Cormier asked are you aware that the county commission pulled from their last agenda the platted lots? It was on the agenda for their third and final approval for the 247 platted lots and they pulled that and did not approve it yet. They want to have more information about our back entrance that would service the back part of our community.

Mr. Schofield stated I was not aware of that, thank you for sharing.

Ms. Giles asked Katie, is there any action for the board to take on this tonight? Or is it just good information to know?

Ms. Buchanan stated I think it is just good information to know. The back entrance is a requirement but that doesn't necessarily involve the CDD. It may be a development approval requirement, which is a decision that is made at the county level and I'm not aware of what it is. To the extent that I'm not sure it falls under the CDD's purview it is probably just good information to know.

Mr. Schofield stated I will chase that down. County staff required us to add a future connector road very close to that eastern strip of land that we use as a haul road. We have an internal connection to the property to the south to kind of satisfy that requirement. We will talk to the county and get that resolved because we do need to have our plat recorded as soon as possible. That is our responsibility to resolve that.

Ms. Giles stated Joe and Gerald if there is something you need from the CDD as you look into it, just let us know.

B. Ratification of Requisitions 69-81

Ms. Jordan moved to approve requisitions 69-81 and Mr. Miller seconded the motion.
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Mr. Rhein asked if there is any lime rock left over is it possible that the CDD could use that?

Mr. Schofield stated if there is any left over and you have a place to store it, I can talk to the contractor.

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Mr. Hadden stated there is an area by the mailboxes at the entrance to the 247 lots and there has been talk about putting in gravel or something because it stays muddy. If there is any leftover rock or lime rock it can be put there and the rollers could pack it down it would be better than what is there now.

On voice vote with all in favor the motion passed.

Mr. Schofield left the telephone conference at this time.

SIXTH ORDER OF BUSINESS

Offer Letter Regarding Clay County Project No. 4 (Sandridge Road) – Parcels 402 & 405

Mr. Riggs stated it is basically the same. We talked about it for a long time and today I got the updated offer letter.

Ms. Buchanan stated after the last board meeting there was a communication from one of the board members that had very strong feelings about not moving forward. I didn't do anything since the last meeting, mainly because this is new for some people and I want everyone to feel comfortable in the decision. I would like us to leave today with two decisions; (1) is whether the offer is acceptable and I know initially we asked Supervisor Riggs to evaluate that outside of the meeting, but I really don't want to put that pressure on him. If you can't come to agreement, it is a lot to ask one supervisor to make a decision by himself. (2) Did you want to offer the secondary sidewalk piece that we will continue to own we could add it to the equation. I don't think we have to fully discuss the proposal anymore. It is just for the county to acquire that sidewalk that is adjacent to the right of way that will stay in place so there is no construction impact on the road and there is no modification to the district improvements. The only three topics are: are you comfortable with the price that they offered? If you are not, what is your counter? Do you want to convey the adjacent piece of sidewalk or only those proposed portions the county has requested?

Mr. Riggs stated I talked to them and they are not going to give you any more money and they are not going to take any more sidewalk. It is either take the money or don't take the money and they are going to take the sidewalk anyway.

Ms. Jordan moved to accept the offer and Mr. Riggs seconded the motion.

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Ms. Cormier asked is there anything we need to notify any homeowners if we make that decision now?

Ms. Buchanan stated this is the county's project so there is really nothing that we are required to do legally here.

On voice vote with all in favor the motion passed.
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SEVENTH ORDER OF BUSINESS

Discussion Regarding Traffic Study

Ms. Giles stated I think this ended at the last meeting with Helana and John were both working on this from two different angles: John the Clay County Sheriff and Helana with the Clay County Commissioner.

Mr. Miller stated I have nothing to report. They will get back to me.

Ms. Cormier stated I spoke with Kristen Burke and Richard, the engineer and they said they could put in street legal signs. They won't be pretty, but they will be enforceable. They are looking to see if they can do 20 mph or if it has to be 25 mph.

Mr. Soriano stated it is my suggestion in every district that we have to allow the county to do that for a couple reasons. One, it puts more liability on them, it is their traffic control. It also saves you on staff and maintenance time because if one gets damaged, we don't have to go out and fix anything, we just call them up.

Ms. Giles asked did he give you a timeline?

Ms. Cormier stated no, they just asked that you let them know. I was going to follow-up here then continue the communication about the roadway.

Richard seemed to think that homeowners don't want the road whereas Kristen is willing to fight for it if we want the developer to develop that road for the back of our community. Everybody realizes that is considered an SPF road. Can you enlighten what an SPF road is?

Mr. Hadden stated it was designated by the county to be important in their overall and that is the reason they gave us the letter that says we could develop the property and didn't have to build that road; the county could build it at some point in the future. I asked them if we built it would they reimburse us and they said no. They said we could build out all the lots and not be required to build that road because it was in their five or ten year plan to build it themselves. It is

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already designed and permitted, drainage is in, water is in and that is the reason they gave us a letter saying that we didn't have to build that, but the county would at some point. They knew the outer beltway was coming and they wanted a spur, a frontage road.

Ms. Jordan stated this is not CDD business, this road is between the county and the developer. As CDD board members you can go to your county commissioner but you are going as a resident because it has nothing to do with the CDD.

Ms. Cormier stated they are very well aware that I am going as a resident not as a board member.

Would you be able to send a letter to the county to Richard and let him know that you want the signs.

Mr. Soriano stated I can do that.

EIGHTH ORDER OF BUSINESS

Consideration of Spending Authority Resolution 2023-03

Ms. Giles stated next is consideration of spending authority, Resolution 2023-03. This resolution is actually how we are already doing our day to day business in the CDD, this is nothing new. I just wanted to put it in writing in the form of a resolution.

Ms. Giles reviewed the sections of the resolution covering continuing expenses, non-continuing expenses, and emergency expenses.

Ms. Jordan moved to approve Resolution 2023-03.

Mr. Rhein stated I have a concern that we lose control this way. I like that it is streamlined but before the purchase is made I would like a signature from the corresponding supervisor in that assignment.

Ms. Giles asked under the non-continuing ones, the \$2,500 threshold that you gave the amenity manager?

Mr. Rhein stated under anything.

Ms. Giles stated the continuing one we already have that when the board approves a vender. The different contracts and agreements that we have in place were approved by the board either this board or a pervious board. As we go into the budget season that is the guidance we are looking for from the board if you want to test the market and see if there is a different lake maintenance

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company you want us to pursue. You have already agreed to the continuing expenses. Those are the ones you have agreements in place for. The decision is made by a majority vote of the board. The only thing I think you may be looking at is the non-continuing type of expense and that is something the board authorized the amenity manager with a threshold \$2,500. The only time I really see that happening is the HVAC or pool pump goes out.

Mr. Soriano stated it used to be lower but not long ago a pool pump went out and they can be \$1,500 to \$2,000. The problem you create when something like that goes out and it is just \$50 over that limit, now the onsite staff has to sit and wait two months to get it repaired.

Ms. Cormier asked have we always had the emergency expense?

Mr. Soriano stated it is part of your district, all districts have to have that for the larger items. The one that boards tend to get involved with is non-continuing expenses. It is not someone going out and spending \$2,000 it is for a repair or something that is needed.

Mr. Rhein stated for the non-continuing expenses I would like two votes provided, that say we went to multiple companies to get that competitive pricing and get the lowest price.

Mr. Soriano stated you are still going to have a problem with that. You have to create some kind of rule that the board can agree on. As an example Freddie gets three or four quotes to do something, one might be higher but they can get it done for you today where the other ones are going to be a month away. That may need a decision so you have to come up with all those details of how does your onsite staff now go through making that decision.

Mr. Rhein stated it is an accountability for the lowest price and a trade-off of past performance. That way we are not getting the lowest product but they are not like a bad company.

Mr. Soriano stated we have two or three vendors pretty much for every type.

Mr. Rhein stated I like testing the market, I like using that competitive pricing, that is how I spend taxpayer dollars.

Ms. Giles stated to Jeff's point the board can provide guidance to staff when it comes to the non-continuing expenses if the board would like to see Jay and Freddie seek the best price for that immediate repair, because these non-continuing are things that pop up like the pool motor and HVAC and things like that.

Mr. Soriano stated if you give us that limit of you always want three quotes and I can only get one, then that repair sits there until the next meeting. Later in the agenda we have a proposal

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for marcite from one company, the others didn't even come out so getting multiple quotes sometimes can be hard and then you are stuck.

Mr. Miller seconded the motion.

Mr. Rhein stated for the continuing expenses do we have a lot of vendors that we use?

Ms. Giles stated Freddie and I maintain a spreadsheet with the different agreements and contracts and I sent you all of the ones you asked for that were active. I maintain that list for my own tracking purposes. Do you want a list of all of our active contracts?

Mr. Rhein stated I want to simplify things and say we have XYZ contractor, this is the award date, this is the expiration date so that way the board knows we are coming up on our continuing expenses contract XYZ, do we want to test the market, do we want to stay, what is the inflation rate. We should have options and we should know when the contracts are expiring.

Ms. Giles stated Freddie and I will talk about which one of our spreadsheets would best meet your needs of what you are looking for because we both maintain a spreadsheet.

On voice vote with all in favor Resolution 2023-03 was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Ms. Giles stated as a reminder to the board, we will approve the proposed FY24 budget at our June 13th meeting and adopt it at our August 15th meeting. Freddie, Jay and I will start to review all the agreements and seek guidance from the board. Our next meeting is April 11th and at our June meeting we will approve that proposed budget. Sometimes the proposed budget is a little bit higher and over the normal course of meetings we would talk about it and maybe lower it

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but with this district meeting every other month you will approve it at your June meeting and adopt at your August meeting. It is really important to staff that this is a topic we really get after at our April meeting. Anything the board wants to see adjusted, changed, updated any guidance to staff, between now and the June meeting we have to get it done. We have a timeline with the county and can't go past September 15th.

D. Operations/Amenity Manger

1. Report

Mr. Oca stated I'm trying to cut costs for the rest of the summer in scaling back some of the days for the slide operation. Most of the properties in Clay County the slide is only open Thursday to Sunday or Friday to Sunday. Maybe down the road when all the houses are developed we might ramp it back up to everyday but right now in my opinion Thursday through Sunday or Friday through Sunday will save about \$14,000 to \$16,000 a summer just in staff costs. We would still have staff at the check-in center.

Mr. Rhein stated it makes sense to have weekend operation, but somebody is going to complain. People will complain whatever you do.

Ms. Cormier asked can we leave it budgeted for next year, then it is staffed all the time but if we cut it back and start the summer and realize we do need more hours then we have the money.

Mr. Soriano stated basic staff cost has to go up due to the rise in minimum wage increase. We can make sure we leave the money in the budget and not move it.

It was the consensus of the board to keep the money budgeted but cut the hours the slide is open.

Mr. Rhein stated I wanted to create a non-profit and use the funds that I get from the CDD to fund it. I was going to call it the ACE award, academic and community excellence, and I was going to talk to Katie. I know Katie is the intern at FIP that does the DC senior scholarship so I want to piggyback and follow-up on something like that to make it kid focused to where they have to have a 3.0 GPA and also have a community service log that we can keep here and they can volunteer doing lifeguarding, which would cover the days that we don't have lifeguards.

Ms. Buchanan stated I'm not sure of the details of that program because that has been in place much longer than I have been working with them but they do have separate professional lifeguards they use at Fleming Island.

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Mr. Soriano stated we use volunteers from the high school now on events and give them a letter for logging their hours and we keep track of that. What Jeff is talking about is meet requirements for a scholarship. That is a little different than a log, but we do that now. I don't do it as lifeguards and I would stay away from that just because you have a volunteer lifeguard even if they are a professional and something goes wrong out there, you are still the property owner.

Ms. Buchanan stated if I remember correctly, Fleming Island CDD is the one that hands out a check opposed to a separate non-profit. In the three years I have lived there I think it was only granted one year because they don't have any applicants willing to do the volunteer hours and put in the application.

Mr. Oca gave an overview of recent and upcoming events.

Mr. Soriano gave an overview of the repairs that took place since the last meeting including the broken 10" pipe and sprayground motor and outlined the need for an air-conditioner in the pool room to help keep the equipment from overheating.

One thing we talked about last year we increased assessments to do a couple things. One was to be able to remarcite that pool and we were hoping we wouldn't have to do that again right away. Some of these things can go towards capital so I put another quote in front of you for marcite. The gutters are worse than they were last year and that is a big concern, that is also one reason we are looking at the marcite in the pool. Last year you spent a couple thousand just grinding down a portion of those gutters, now those holes have popped up all around the deck. I did go back to the same companies that gave us big quotes to ask if they would provide just a quote to come out and do the gutters. All the years I have been here and doing work in Florida with pools I have never seen anybody do just gutters. It tends to be a waste of time, it is a much smaller job but it becomes more detailed oriented. When they do a marcite they come in and knock everything out to get down to the concrete and shoot the new marcite on top. Here they are going to have to chip out around your tiles and pour just the marcite on that little strip of gutter all the way around. Then you are going to tear it up next year when we do the marcite.

Ms. Jordan asked can we not get these gutters to last that long?

Mr. Soriano stated you can, because of that detail it will cost you more next year if you have them chip out the tiles and the rest of the marcite around it. Because of that detail, just doing gutters it is almost wasted but right now my concern is the holes are everywhere. We either have to grind them down, which will also be wasted, you are just trying to get to next year. They gave

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us a good price; it is outrageously low compared to everything you saw before. There is a quote to do the sprayground in the back. The next closest quote is \$18,000 for the sprayground.

Ms. Jordan stated resurfacing the splash park that is a decent price compared to the other ones. My issue is when we made a decision on how we were going to do the CDD fees going forward it was to spend a specific amount on the pool and the pool was supposed to last until that time. If we keep nickeling and diming every single project because we have to spend \$10,000 now on the gutters we are never going to get to a point to put in parks.

Mr. Soriano stated I understand, but it doesn't change the fact that your gutters are going to be a problem during inspection. You are going to have to do something. If you grind it again and then you are going to recover it when you marcite next year so it will be wasted.

Ms. Jordan asked how far are we from having the money to redo the whole pool?

Mr. Soriano stated you have \$139,000 right now \$234,000 is coming in so \$370,000 by the end of this year.

Ms. Jordan stated we budgeted money to do the pool and now we are taking \$10,000 for a bandaid and the longer the residents have to wait for things they have been asking for. Don't bandaid it, just do the whole thing and we probably should have done a one-time assessment so we could do it last year.

Mr. Soriano stated we can hold up on the gutters and get more grinding done. If the health department says you have to do something, we have to do it.

Ms. Jordan stated I know it has to be fixed.

Mr. Riggs asked what is the timeline for this job?

Mr. Soriano stated he can do it within the next month or two.

Ms. Jordan stated your recommendation and Freddie's recommendation is what?

Mr. Soriano stated the kiddie pool and grinding.

Mr. Rhein stated we don't have the money to do the full thing but we have the money to get what we need today.

<p>On MOTION by Ms. Jordan seconded by Mr. Rhein with all in favor staff was authorized to have the sprayground remarcited in an amount not to exceed \$12,000.</p>

Ms. Cormier asked can we take this out of another line item?

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Mr. Soriano stated we have savings in field and amenities. We are \$5,000 under on the field side and \$3,000 under on the amenity side. If this guy does good work the quotes he has given me are good. He has given me the full quote at \$170,000, we are not at \$200,000 and you put aside about \$300,000.

On MOTION by Ms. Jordan seconded by Mr. Rhein with all in favor staff was authorized to repair the gutters if the grinding can be reduced by \$2,500, if not less, then move forward with remarcite at \$11,640.

Mr. Soriano stated we are going to hold off on the a/c unit.

Ms. Cormier stated I know we voted on the gutters but that is the worst part on the marcite that needs to be done. If that were done would it push the pool out for a year?

Mr. Soriano stated we could and the health department isn't going to be on your case anymore. He is also going to marcite down to that first step because that is the only other spot in there, the steps on that side where it is shallow.

Ms. Cormier stated doing it this way it is going to repair a lot of the area that is damaged.

2. Monthly Quality Inspection Report

TENTH ORDER OF BUSINESS

Supervisors Requests

Ms. Jordan stated for the party planning committee we need to coordinate with you and an opinion from Katie. We want to do a fund raising barbeque contest. I need to make sure that as the party planning committee we would coordinate the date but as to the collection of funds as long as it is anybody on this board we are okay for fund raising and collection?

Ms. Buchanan asked what are you collecting for, the CDD or something else?

Ms. Jordan stated I would like the party planning committee to do this semi-annually and have different charities each time that the residents compete in a barbeque contest. We would give a gift card to the winners and people would pay to get plates and the money they pay for plates would go to a charity.

Mr. Soriano stated that committee is not part of the CDD it is resident run.

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Ms. Buchanan stated the two things are, if you are providing food sometimes we think we want to a sign-in sheet with a waiver language on it so there is some disclaimer. The second thing is this isn't a CDD function, but to the extent that the lines start to blur I think there is always going to be a question of how do you pick your causes. That is not a legal issue but a practical thing that I have seen come up in the past.

Ms. Jordan stated the party planning committee has their own email address otherwise the participants would make suggestions, we would draw them out of a hat and that is the charity we would donate to. Residents would be aware of the charity before attendance. If I need a waiver that is not something you would do because it is not CDD related but I will present it to the board to make sure we have approval to use the amenity center and it will not come back on the board in any way.

Ms. Buchanan stated I have a form I can send you because we do want the CDD included in the waiver language.

Ms. Jordan stated after the pool is complete we need to talk about the babbling brook that is not working.

Ms. Giles stated we can get together a capital projects list and each of the supervisors could put together a list of concerns they have, Jay and Freddie can put together a list and we can prioritize that list. Everybody has their own idea of what should be next on that list.

Ms. Cormier asked am I able to create my own petition to have residents sign to take to the county commission or should I let you give me one.

Ms. Buchanan stated it is probably better that it comes from you.

Ms. Cormier asked can we send a letter to our developer requesting that they address the road?

Ms. Buchanan asked which developer? Are you talking about the Common Bond? It is all the same. Have you spoken with Bill Hauck yet?

Ms. Cormier responded no, I was waiting for direction especially the petition part because that has come up about what the residents truly want.

Ms. Buchanan stated the email from Bill said that he would be happy to speak with you. I don't know that you need me to speak with Bill. He can give you more information. David Guy is the name of the other individual that is generally on the ground project manager for this. Just

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know that Bill is in California and he is the money guy but David is the development guy. There may be questions that you ask Bill and he will say he has to talk to David about.

Mr. Hadden stated you need to be aware when Rolling Hills Land group when they sold the 247 lots both the seller and the buyer were aware that the county had said neither of you entities need to build this road, we are going to build it. My cost estimate to build that road is about \$850,000 from where it is now all the way to the back. The county said it is in their plan, we will build it when it is appropriate and that is what all these development fees that the developers and homebuilders paid to the county and the half cent sales tax, that is what funds that kind of thing. If you ask David Guy or Bill they are going to say no, because that new road doesn't get anybody to the 129 it only get people to the 247. Garden Street said that is great, we don't need to because the county will pave that. It is not like the others are getting way free, it is being paid from the developer fees that the developer pays and the homeowners pay. The question was asked of the county, if we build it tomorrow when it comes to our point in that queue will you reimburse us and they said no.

Ms. Cormier stated the whole back half of our community would benefit from that road, not just the Garden Street development.

Mr. Rhein stated on the invoices last meeting and this meeting, travel expenses paid by us. It is on an RMS invoice.

Mr. Soriano stated you do pay mileage for RMS also. You will pay mileage for me to go get the stem flange. That is part of your contract with us. You only pay the state rate, the federal rate is covered inhouse by our company, they pay me for the rest of the mileage.

Mr. Rhein stated I bring that up because you want to save money and if we cut out travel expenses we are looking at \$4,000 annually.

Ms. Jordan stated that is in the contract. We can pay the travel expenses as they occur or ask if they will change their contract to include an overall travel expense that might be higher. Do you have a contract with a yearly allowance for travel?

Mr. Soriano stated every district does mileage at the state rate.

Ms. Jordan asked can you ask what a contract like that would be?

Mr. Soriano stated it would be an increase to the flat rate because we have to pay people mileage. It is the lower way to go. If you want to change that we can look at that.

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Mr. Rhein stated you do us a lot of favors and do a lot of work but we are at a point where we are trying to rebuild funding.

Ms. Giles asked what is the question?

Mr. Rhein stated I'm questioning the mileage and if we should be paying all of it. Pay some of it until we can rebuild then we can pay all of it again.

Ms. Giles asked what is the state rate?

Mr. Soriano stated 53¢. We actually charge less a lot of times. In the office if Freddie goes back and forth to Home Depot twice and I think they should have gone once so in the office they will take those off and it ends up coming down. We try to cut out every bit that we can that it doesn't seem fair that the district should cover. It shouldn't look like they are charging you 20¢ it should be 53¢ what is in the contract.

Ms. Giles asked do you want us to talk to RMS about a flat rate contract?

Mr. Rhein stated no, I just wanted to bring it to the board's attention, maybe we could adjust if needed to for right now.

Ms. Soriano stated I don't mind bringing that forward but that may end up with an increase.

Ms. Cormier stated for clarification I want to make sure that I will not violate any sunshine law by talking to the other board members about the petition or anything involving the roadway.

Ms. Buchanan stated you understand if there is a decision that you think may come before the board then you cannot talk about it. If there is nothing that impacts the CDD coming in as part of your conversations then you won't be violating the sunshine law.

Ms. Cormier stated I do want to go on record that as a resident and as somebody in the community I feel there are certain things that our community struggled with in the development and the development stages and I believe there are things that our county commissioners can learn from some of the things that we have dealt with. I am advocating for some of those changes that they can take that information and that they can try to apply that in other communities. As a resident and I have made very clear that as a resident and homeowner and as a realtor one of the things I am advocating for is that they have the developers, develop the pocket parks so that we don't have sex offenders be able to move in and possibly violate that space availability. It gets technical when it is 1,000 feet from a park but because those parks didn't get developed you also have a list of what offenses actually qualify and different stuff like that. It is one of the things I am advocating for and then I want to make sure I'm on record that there are certain thing and I

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will always make sure that when I am at advocating for certain things that even though I have a position that I am coming as a resident.

Mr. Rhein stated as far as parks, can we create a plaque.

Ms. Jordan stated we can get donations but they have to donate directly to the board and the board has to install the ADA compliant park.

Mr. Rhein stated I wanted to know if we could do that. I guess we can. How do we organize that?

Ms. Buchanan stated I have never had a district have a donation campaign. I guess you could do a letter or eblast or whatever form of communication you like because the district has set up a fund for this person and if you would like to donate funds to that, please provide a check and note on the check what it is for. I think it is important to communicate that you have already decided what it is for because what I wouldn't want you to do is be in a situation where someone said I donated money but you are using it for X and I wanted you to use it for Y. I think you have to set the project first.

Ms. Jordan stated if we are going to set those parameters, let's schedule a meeting for next month. We won't need engineering, and look at what pocket parks we have, decide what is going in that pocket park and then you run with the fundraising. Then you know exactly what is going in there.

Mr. Rhein asked Katie could you draft something we could put out to the community?

Ms. Buchanan stated I can.

Ms. Jordan stated after we talk about the pocket parks I can draft something and send it to Katie for approval so it is less hours on the books.

Ms. Giles asked are you trying to have a special meeting for this?

Ms. Jordan stated if we can and if not then at the next meeting let's allocate enough time and everybody come with ideas for parks.

Ms. Giles stated we have an idea of what a simple playground would cost because we just put one in Azalea Ridge.

Ms. Jordan stated we have a lot of pocket parks but I don't want them all to be pocket parks. Can we have one that has benches to sit and read or chairs or one for working out instead of them all being swing sets and slides.

Mr. Rhein stated let's do one at a time.

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Ms. Cormier stated I will go back to the county to get that.

Mr. Hadden stated I know where every one of them is on the plat.

Ms. Jordan stated if you can get that to Marilee and she can get that to the board and at the next meeting Helana will pick which one we are doing and we will decide that we are doing there.

Ms. Giles asked what is the agenda item we are adding to the next agenda?

Ms. Jordan stated park design.

Ms. Giles stated keep in mind three of the board members sent a letter to Garden Street requesting if they would be interested in putting in some type of park features in one or more of those areas. I think there were three or four common areas in Shadow Crest and that is still on the table. I wouldn't focus on Shadow Crest until they come back and say yes or no. That letter was sent just before the general election.

Mr. Rhein stated I have resident concerns. Tree trimmings. A resident who got into a claim with the county on the road coming in, they had an RV and the a/c units on top were torn off and he won that. I don't want us to be in the same situation so I want us to take care of the trees. What is the process for tree trimming? It is 14 feet according to DOT standards and I would like it to go higher.

Mr. Soriano stated our contract is at 14 feet because of FDOT. Sometimes they can't go higher and we can ask. If we put it in there we would have to do an addendum to the contract if you want to put it a foot higher and we can get a cost for that. After 12 feet a lot of contractors will increase the price greatly and when you ask for 15 and 16 a lot of landscapers will go way up in cost. They subcontract to another tree company to come in for them.

Mr. Rhein stated maybe 14 feet is good so ask Tree Amigos if they can get out there and get as high as they can.

Mr. Soriano stated on the walking side it is lower at 8 feet not 14. That one is easier to change.

Mr. Rhein stated the expansion of Sandridge and protecting that resident. I know we have a screen out there, big trees, oaks, slash pines that protect us then we have bushes for screen. There is a break for this person on the entrance in that big tree barrier and I'm concerned about that.

Ms. Jordan stated the sidewalk is staying exactly where it is and then a lipped curb that protects the sidewalk from the road.

Mr. Rhein stated we are going to see more traffic and I would like to add more trees.

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Ms. Buchanan stated from a legal standpoint the less you do the better, right now this is all the county's operation and if we add things that change the scope of the landscaping or the horizon, now we are in the path of causation. Right now he is signing over the ownership of the sidewalk that exists and is going to continue to exist and it is a county project. If there is any change in liability that is between the county and the injured party. I don't know why we would interject ourselves in that process.

Mr. Rhein asked what is the Sirius radio subscription for?

Ms. Jordan stated we play music.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Miller stated I have been here for 7 ½ years and half this stuff has been talked about for 7 ½ years. A lot of it is just a waste of time because nothing seems to get done. You did cover the question I had about Rolling View Boulevard and the overhanging oak trees and we need to get on the county's case about trimming them back. Can we get signs posted in this neighborhood about the golf carts? I'm in the first section, Bradley Creek Park and I'm a wood worker and I cut wood in my driveway. Today I was out there working on a project and five different golf carts with teenagers in them up and down Bradley Creek Parkway during rush hour and these kids don't care. They are talking on the phone, texting, on the sidewalks all over the place. We already had one incident where a girl flipped a golf cart and she got hurt and she is out there again in her golf cart up and down the road and sidewalks. We need to post it or do something.

Ms. Jordan stated golf carts are illegal in our community and as a CDD we can't put signs up but if you call the sheriff's office for those kids they will get ticketed.

Mr. Miller stated they don't have enough people to come out.

Ms. Giles stated we can do an eblast as a reminder that we are not a golf cart community.

Mr. Miller stated Tree Amigos is working on the control valves for the sprinkler system, they dug it up across from my house then left. The covers for the control valves are all the place and when they run their lawnmowers they don't try to void that and drive over the top of the control valves.

Mr. Oca stated I will talk to John.

TWELFTH ORDER OF BUSINESS

Financial Reports

February 21, 2023

Rolling Hills CDD

A. Balance Sheet & Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

B. Assessment Receipt Schedule

A copy of the assessment receipt schedule was included in the agenda package.

C. Check Register

On MOTION by Ms. Jordan seconded by Ms. Cormier with all in favor the check registers were approved.

**THIRTEENTH ORDER OF BUSINESS Next Meeting Scheduled for April 11, 2023 @
6:00 p.m. at Rolling Hills Amenity Center**

Ms. Giles stated the next meeting is April 11, 2023 at 6:00 p.m. at this location.

On MOTION by M. Jordan seconded by Ms. Cormier with all in favor the meeting adjourned at 8:26 p.m.

DocuSigned by:
Marilee Giles
3B3269E1043B434...
Secretary/Assistant Secretary

DocuSigned by:
Shannon Jordan
85131D1FE04E4CE...
Chairman/Vice Chairman