

**MINUTES OF MEETING  
SPRINGHILLS SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Springhills South Community Development District held Multiple Public Hearings and a Regular Meeting on January 13, 2023, at 1:00 p.m., at the office of EDA, 720 SW 2<sup>nd</sup> Avenue, South Tower, Suite 300, Gainesville, Florida 32601.

**Present at the meeting were:**

Peter Trematerra	Chair
Adam Canter	Vice Chair
Arthur Canter	Assistant Secretary
Jake Essman	Assistant Secretary

**Also present were:**

Ernesto Torres	District Manager
Katie Ibarra (via telephone)	District Counsel
Ashley Ligas (via telephone)	KE Law Group, PLLC
Sergio Reyes	Interim District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 1:01 p.m.

Mr. Torres stated that the Oath of Office was administered to Supervisor-Elect Jake Essman before the meeting and provided Mr. Essman with the Supervisors Package. Mr. Essman chose to accept the allowable Supervisor compensation.

Supervisors Adam Canter, Arthur Canter and Peter Trematerra and Essman were present. Supervisor Pam Trematerra was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Supervisor, Jake Essman [SEAT 4] (*the following will be provided in a separate package*)**

This item was addressed during the First Order of Business.

- A. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. **Membership, Obligations and Responsibilities**
- C. **Chapter 190, Florida Statutes**
- D. **Financial Disclosure Forms**
  - I. **Form 1: Statement of Financial Interests**
  - II. **Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. **Form 1F: Final Statement of Financial Interests**
- E. **Form 8B - Memorandum of Voting Conflict**

**FOURTH ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

- A. **Affidavit/Proof of Publication**

The proof of publication was included for informational purposes.
- B. **Consideration of Resolution 2023-27, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Springhills South Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Adam Canter and seconded by Mr. Trematerra, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Arthur Canter and seconded by Mr. Essman, with all in favor, the Public Hearing was closed.**

Mr. Torres presented Resolution 2023-27 and read the title.

**On MOTION by Mr. Arthur Canter and seconded by Mr. Essman, with all in favor, Resolution 2023-27, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Springhills South Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

These items occurred below.

- A. Affidavit/Proof of Publication**
- B. Mailed Notice to Property Owner(s)**
- C. Engineer’s Report *(for informational purposes)***
- D. Master Special Assessment Methodology Report *(for informational purposes)***

These items were included for informational purposes.

- E. Consideration of Resolution 2023-28, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments;**

Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

**On MOTION by Mr. Adam Canter and seconded by Mr. Arthur Canter, with all in favor, the Public Hearing was opened.**

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*

No members of the public spoke.

**On MOTION by Mr. Arthur Canter and seconded by Mr. Essman, with all in favor, the Public Hearing was closed.**

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

Mr. Torres presented Resolution 2023-28 and read the title.

**On MOTION by Mr. Essman and seconded by Mr. Arthur Canter, with all in favor, Resolution 2023-28, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.**

Rules of Procedure, Pursuant to Sections  
120.54 and 190.035, Florida Statutes

**A. Affidavits of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2023-29, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Essman and seconded by Mr. Arthur Canter, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Adam Canter and seconded by Mr. Trematerra, with all in favor, the Public Hearing was closed.**

Mr. Torres presented Resolution 2023-29.

**On MOTION by Mr. Arthur Canter and seconded by Mr. Essman, with all in favor, Resolution 2023-29, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Public Hearing to Adoption of Fiscal Year  
2022/2023 Budget**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2023-30, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

**On MOTION by Mr. Essman and seconded by Mr. Arthur Canter, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Arthur Canter and seconded by Mr. Essman, with all in favor, the Public Hearing was closed.**

Mr. Torres presented Resolution 2023-30.

**On MOTION by Mr. Trematerra and seconded by Mr. Arthur Canter, with all in favor, Resolution 2023-30, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

This item was deferred.

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2022**

Mr. Torres presented the Unaudited Financial Statements as of November 30, 2022.

**On MOTION by Mr. Arthur Canter and seconded by Mr. Essman, with all in favor, the Unaudited Financial Statements as of November 30, 2022, were accepted.**

**TENTH ORDER OF BUSINESS**

**Approval of Minutes**

Mr. Torres presented the following:

- A. November 4, 2022 Landowners' Meeting**
- B. November 4, 2022 Organizational Meeting**

**On MOTION by Mr. Trematerra and seconded by Mr. Arthur Canter, with all in favor, the November 4, 2022 Landowners’ Meeting and November 4, 2022 Organizational Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *KE Law Group, PLLC***

Ms. Ligas stated the bond validation hearing will be held on February 23, 2023. Ms. Ibarra stated that she emailed the calendar invitations yesterday; those that did not receive it should notify her so they can be added to the distribution list. Certain people must attend in person and others can participate via Zoom.

**B. District Engineer (Interim): *EDA Consultants, Inc.***

There was no report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

**TWELFTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Trematerra and seconded by Mr. Essman, with all in favor, the meeting adjourned at 1:50 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary

Pat Stewart  
Chair/Vice Chair