

**MINUTES OF MEETING
HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hawthorne Mill North Community Development District held a Regular Meeting on May 8, 2024 at 9:30 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808.

Present at the meeting were:

Mary Moulton
John (JC) Nowotny
Shelley Kaercher

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Cindy Cerbone (via telephone)
Ashley Ligas (via telephone)
Chris Allen (via telephone)
Roger Van Auker

District Manager
Wrathell, Hunt and Associates, LLC (WHA)
District Counsel
District Engineer
Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:43 a.m.

Supervisors Moulton, Kaercher and Nowotny were present. Supervisor Tyree was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Bill Fife [Seat 3]

Mr. Kantarzhi presented Mr. Bill Fife's resignation letter.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the resignation of Mr. Bill Fife, was accepted.

FOURTH ORDER OF BUSINESS

**Consideration of Appointment to Fill
Unexpired Term of Seat 3; Term Expires
November 2024**

Ms. Moulton nominated Mr. Roger Van Auker to fill Seat 3.

No other nominations were made.

On MOTION by Ms. Moulton and seconded by Ms. Kaercher, with all in favor, the appointment of Mr. Roger Van Auker to fill Seat 3, was approved.

- **Administration of Oath of Office (the following will also be provided in a separate package)**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Roger Van Auker. Mr. Van Auker is familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligation and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-07,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2024-07.

Ms. Moulton nominated the following:

Chair

Shelley Kaercher

Vice Chair	John Nowotny
Assistant Secretary	Chris Tyree
Assistant Secretary	Mary Moulton
Assistant Secretary	Roger Van Auker

No other nominations were made. This Resolution removes Mr. Fife from the Board. Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer and Assistant Secretaries Cindy Cerbone and Andrew Kantarzhi remain unaffected by this Resolution.

On MOTION by Ms. Moulton and seconded by Mr. Van Auker, with all in favor, Resolution 2024-07, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-08, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2024-08 and read the title. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2024-08, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 14, 2024 at 9:30 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-09, Designating a Date, Time and Location for Landowners' Meeting; Providing for Publication; Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2024-09 and read the title.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2024-09, Designating a Date, Time and Location of November 5, 2024 at 10:00 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808 for a Landowners' Meeting; Providing for Publication; Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2024-10.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2024-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Ratification Items

Mr. Kantarzhi presented the following:

- A. Dewberry Engineers Inc. Revised Work Authorization to Provide Professional Consulting Services [CDD Petition Processing for Boundary Amendment]**

On MOTION by Mr. Van Auker and seconded by Mr. Nowotny, with all in favor, the Dewberry Engineers Inc. Revised Work Authorization to Provide Professional Consulting Services for CDD Petition Processing for the Boundary Amendment, was ratified.

- B. Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement

On MOTION by Mr. Van Auken and seconded by Ms. Moulton, with all in favor, the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement, was ratified.

- C. Lake Pros, LLC Agreement for Pond Landscape Maintenance Services

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the Lake Pros, LLC Agreement for Pond Landscape Maintenance Services, was ratified.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Mr. Kantarshi presented Resolution 2024-04.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2024-04, Designating the offices of Wrathell Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and locating the Principal Headquarters of the District in Polk County and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of March 31, 2024**

Mr. Kantarzhi presented the Unaudited Financial Statements as of March 31, 2024 and stated he will follow up with Ms. Kaercher and the remainder of the Board regarding the “Due to other” and “Due to Landowner” line items, on Page 1.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

THIRTEENTH ORDER OF BUSINESS**Approval of November 8, 2023 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes**

Mr. Kantarzhi presented the November 8, 2023 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes.

The following change was made:

Line 14 and throughout: Change “Shelly” to “Shelley”

On MOTION by Mr. Van Auker and seconded by Ms. Moulton, with all in favor, the November 8, 2023 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes, as amended, were approved.

FOURTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Dewberry Engineers, Inc.**

There were no reports from District Counsel or the District Engineer.

- C. Field Operations: Leland Management, Inc.**

Mr. Kantarzhi stated Staff conferred with Leland and it does not appear that they will be coming online. An HOA property management company that the CDD will contract with is being sought and an update will be provided at the August meeting.

Ms. Cerbone stated Leland Management is under contract with the Harmony on Lake Eloise HOA for property management services and the CDD contracts with Leland as well.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **1 Registered Voter in District as of April 15, 2024**
- **NEXT MEETING DATE: June 12, 2024 at 9:30 AM, immediately following the adjournment of the Fox Branch Ranch CDD meeting and Harmony on Lake Eloise CDD meeting, scheduled to commence at 9:30 AM, respectively**

- **QUORUM CHECK**

The June meeting will likely be cancelled. If cancelled, the next meeting will be held on August 14, 2024.

Mr. Kantarzhi stated Staff is anticipating a bond issuance in the first quarter of 2025; an update will be provided at the next meeting.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

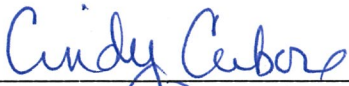
There were no public comments.

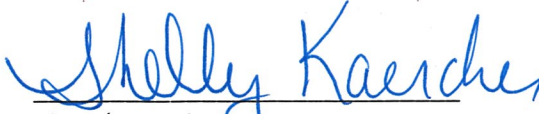
SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Van Auker and seconded by Mr. Nowotny, with all in favor, the meeting adjourned at 10:57 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair