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 January 15, 2025, immediately following the Landowners' Meeting scheduled to commence at 9:30 a.m., at the Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897.

Present were:

Shelley Kaercher	Chair
John (JC) Nowotny	Vice Chair
Mary Moulton	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine	District Counsel
Christopher Allen (via telephone)	District Engineer
Joey Arroyo	Atmos Living Management

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 9:44 a.m. Supervisors Moulton, Kaercher and Nowotny were present. Supervisors Tyree and Van Auker were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Newly Elected Supervisors [Seats 3, 4, 5] (the following to be provided under separate cover)**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. John (JC) Nowotny and Ms. Shelley Kaercher. Mr. Van Auker would be sworn in at or before the next meeting. As experienced Board Members, Mr. Nowotny and Ms. Kaercher were 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

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-01, and recapped the following results of the Landowners' Election, which will be inserted into Sections 1 and 2:

Seat 3	Roger Van Auker	50 votes	2-Year Term
Seat 4	Shelley Kaercher	100 votes	4-Year Term
Seat 5	John (JC) Nowotny	100 votes	4-Year Term

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-02. Ms. Kaercher nominated the following:

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

No other nominations were made.

The following prior appointments by the Board remain unaffected by the Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Andrew Kantarzhi	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Designating a Date, Time and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date [Expansion Parcel]**

Mr. Kantarzhi presented Resolution 2025-03 and read the title. This pertains to the expansion parcel and the boundary amendment; the CDD will be go through the assessment process again in order to have the assessments placed on roll.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2025-03, Designating February 19, 2025 at 9:30 a.m. at the Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897, as the Date, Time and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date [Expansion Parcel], was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

EIGHTH ORDER OF BUSINESS **Ratification Items**

Mr. Kantarzhi presented the following:

A. United Land Services, LLC First Amendment to Landscape & Irrigation Services Agreement

B. Lake Pros LLC, First Amendment to Lake Maintenance Services Agreement

C. Non-Exclusive Perpetual Utility Easement (Irrigation)

D. Hoover Pumping Systems Corp. Agreement for Services

E. Fiscal Year 2025 Deficit Funding Agreement

F. Insight Irrigation LLC, Irrigation Monitoring Agreement

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the United Land Services, LLC First Amendment to Landscape & Irrigation Services Agreement; the Lake Pros LLC, First Amendment to Lake Maintenance Services Agreement; the Non-Exclusive Perpetual Utility Easement (Irrigation); the Hoover Pumping Systems Corp. Agreement for Services; the Fiscal Year 2025 Deficit Funding Agreement and the Insight Irrigation LLC, Irrigation Monitoring Agreement, as described, were ratified.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of November 30, 2024**

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of November 30, 2024, were accepted.

TENTH ORDER OF BUSINESS **Approval of August 14, 2024 Public Hearings and Regular Meeting Minutes**

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the August 14, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Dewberry Engineers, Inc.

There were no District Counsel or District Engineer reports.

C. Field Operations: Atmos Living Management Group.

The January 2025 Field Operations Inspection Report was included for informational purposes.

Mr. Arroyo stated everything seems to be in good shape.

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

Mr. Kantarzhi stated he will contact Mr. Nowotny and Mr. Arroyo about a re-assessment of the CDD's vertical assets.

- **UPCOMING MEETINGS**
  - ➢ **February 12, 2025 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 [Regular Meeting]**
  - ➢ **February 19, 2025 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 [Special Meeting]**
  - ○ **QUORUM CHECK**

The next meeting will be held on February 12, 2025, unless canceled.

TWELFTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the meeting adjourned at 9:54 a.m.

HAWTHORNE MILL NORTH CDD **January 15, 2025**

Secretary/Assistant Secretary

Shelley Kaercher

Chair/Vice Chair