

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

The Board of Supervisors of the Hawthorne Mill North Community Development District held a Public Hearing and Special Meeting on February 19, 2025, at 9:30 a.m., at the Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897.

Present:

Shelley Kaercher
John (JC) Nowotny
Mary Moulton

Chair
Vice Chair
Assistant Secretary

Also present:

Andrew Kantarzhi
Chris Conti (via telephone)
Jere Earlywine (via telephone)
Christopher Allen (via telephone)
Joey Arryo

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
Atmos Living Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 9:45 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 Supervisor Roger Van Auker [Seat 3] (the following to be provided under separate cover)

This item was deferred.

- 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

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
- B. Consideration of Resolution 2025-05, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Hawthorne Mill North Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date [Expansion Parcel]

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the Public Hearing was opened.
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No affected property owners or members of the public spoke.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the Public Hearing was opened.

Mr. Kantarzhi presented Resolution 2025-05 and read the title. This pertains to the expansion parcel.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2025-05, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Hawthorne Mill North Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date [Expansion Parcel], was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Amended and Restated Master Engineer's Report

Mr. Allen presented the Amended and Restated Master Engineer's Report and noted the following:

- The Report amends and updates the Master Engineer's Report to incorporate the Expansion Parcel.
- The Report reflects updates to the number of units, off-site land uses, and various infrastructure needs that are included in Section 3, including an explanation of the off-site improvements.
- All permits were received or are under review and expected to be received.
- The Cost Estimate for all phases, including the original boundaries and the Expansion Parcel, are based on current market rates and the costs are justified based on the needed infrastructure.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the Amended and Restated Master Engineer's Report, in substantial form, was approved.

SIXTH ORDER OF BUSINESS**Presentation of Amended and Restated Master Special Assessment Methodology Report**

Mr. Kantarzhi presented the Amended and Restated Master Special Assessment Methodology Report. He noted the following:

- The Methodology incorporates the Expansion Parcel.
- The Expansion Parcel is projected to be developed with a total of 380 single-family residential dwelling units developed over a multi-year period in multiple stages within four development phases.
- \$20,661,028 of the total Cost Estimate of \$53,804,094, is projected to be related to the Expansion Parcel.
- As it relates to the Expansion Parcel, the proposed financing plan provides for the issuance of the bonds in the principal amount of approximately \$28,600,000 to finance approximately \$20,661,028 in Capital Improvement Plan (CIP) costs.

Mr. Kantarzhi reviewed Tables 1 through 6, reflecting the Development Plan for the Original and Expansion Parcels; Capital Improvement Plan Costs for the Original and Expansion Parcels; Preliminary Sources and Uses of Funds; Expansion Parcel Benefit Allocation; and Expansion Parcel Bond Assessments Apportionment.

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the Amended and Restated Master Special Assessment Methodology Report, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an

Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date [Expansion Parcel]

Mr. Kantarzhi presented Resolution 2025-06 and read the title. This pertains to the Expansion Parcel.

Mr. Earlywine stated the two Reports contains all the findings necessary to proceed with the bonds and levy assessments, including that there is sufficient benefit from the Project to justify the assessments and that the benefits are fairly and reasonably allocated.

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, Resolution 2025-06, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for May 14, 2025 at 9:30 a.m. at the Holiday Inn Express & Suites - Orlando South, 4050 Hotel Drive, Davenport, Florida 33897; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date [Expansion Parcel], was adopted.

EIGHTH 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.

NINTH ORDER OF BUSINESS

Ratification Items

Mr. Kantarzhi presented the following:

- A. Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date**

Resolution 2025-02 will be presented for ratification once Mr. Van Auker is sworn in.

- B. **Insight Irrigation LLC Agreement for Irrigation Monitoring Services**
- C. **Acquisition of Phases 2 & 3 (Portion) Improvements**
- D. **Polk County Property Appraiser 2025 Data Sharing and Usage Agreement**
- E. **Polk County Property Appraiser Contract Agreement**

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the Insight Irrigation LLC Agreement for Irrigation Monitoring Services; Acquisition of Phases 2 & 3 (Portion) Improvements; Polk County Property Appraiser 2025 Data Sharing; and Usage Agreement and Polk County Property Appraiser Contract Agreement, as described, were ratified.

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of December 31, 2024**

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

ELEVENTH ORDER OF BUSINESS

**Approval of August 14, 2024 Public
Hearings and Regular Meeting Minutes**

- A. **January 15, 2025 Landowners' Meeting**
- B. **January 15, 2025 Regular Meeting**

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the January 15, 2025 Landowners' Meeting Minutes and the January 15, 2025 Regular Meeting Minutes, both as presented, were approved, were approved.

TWELFTH 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 February 2025 Field Operations Inspection Report was included for informational purposes.

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

- **NEXT MEETING DATE: March 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]**
 - **QUORUM CHECK**

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

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

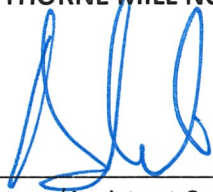
Adjournment

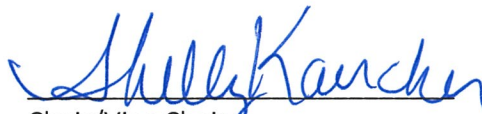
On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the meeting adjourned at 10:00 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

HAWTHORNE MILL NORTH CDD

February 19, 2025



Secretary/Assistant Secretary

Chair/Vice Chair