

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

The Board of Supervisors of the Hawthorne Mill North Community Development District held Public Hearings and a Regular Meeting on August 13, 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
Roger Van Auker

Chair
Vice Chair
Assistant Secretary

Also present:

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

District Manager
District Counsel
District Engineer
Atmos Living Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:37 a.m. He noted, for the record, that Staff arrived at the meeting venue before 9:30 a.m. and conducted two meetings at this location prior to this meeting.

Supervisors Van Auker, Kaercher and Nowotny were present. Supervisors Tyree and Moulton were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD 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 2025-13, 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.

No affected property owners or members of the public spoke.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, the Public Hearing was closed.

Mr. Kantarzhi presented Resolution 2025-13 and read the title.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2025-13, 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.

FOURTH 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

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

- C. Amended and Restated Engineer's Report (for informational purposes)**
- D. Amended and Restated Master Special Assessment Methodology Report (for informational purposes)**

Items C and D incorporate the Expansion Parcel and were approved at the February 19, 2025 meeting.

- E. Consideration of Resolution 2025-14, 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 Ms. Kaercher and seconded by Mr. Nowotny, 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 affected property owners or members of the public spoke.
- **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 adjustments to the assessment levels.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, the Public Hearing was closed.

Regarding the Amended and Restated Engineer's Report, Mr. Allen stated the intent of the Report is to add the additional area for the south portion and the additional units and infrastructure associated with the Expansion Parcel.

Mr. Earlywine stated the Engineer's Report reflects the additional 380 units at a cost of \$20.6 million, that the improvements are feasible and reasonable to be constructed and are a benefit to all the properties within the CDD. Mr. Allen stated the costs are based on current market conditions.

Mr. Kantarzhi reviewed the Appendix Tables in the Amended and Restated Special Assessment Methodology Report, including the Development Plan, the Capital Improvement Plan (CIP) costs, par amount of bond proceeds, benefit allocation, total Equivalent Residential Unit (ERU) weighting for the expansion parcel and the bond assessments apportionment.

Mr. Kantarzhi presented Resolution 2025-14 and read the title.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2025-14, 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.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Affidavit of Publication

B. Consideration of Resolution 2025-15, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-15. He reviewed the proposed Fiscal Year 2026 budget compared to the Fiscal Year 2025 budget.

Discussion ensued regarding the fountain, shared costs, Hoover pump stations and the electric company.

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

No affected property owners or members of the public spoke.

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Van Auker and seconded by Ms. Kaercher, with all in favor, Resolution 2025-15, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

C. Consideration of Resolution 2025-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and

Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

The public hearing was opened.

No affected property owners or members of the public spoke.

The public hearing was closed.

Mr. Kantarzhi presented Resolution 2025-16 and read the title.

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2025-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, 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

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Kantarzhi presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Van Auker and seconded by Mr. Nowotny, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Kantarzhi noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Van Auker and seconded by Mr. Nowotny, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of June 11, 2025 Regular Meeting Minutes

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the June 11, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

▪ **District Engineer: Dewberry Engineers Inc.**

This item was an addition to the agenda.

There was no report.

B. Field Operations: Atmos Living Management Group, LLC

Mr. Arroyo presented the Field Operations Inspection Report for June 2025. He noted that the July Report is not in the agenda. He reported the following:

- All the stones were cleaned.
- The sidewalks are getting stained due to the irrigation. Mr. Arroyo conferred with Lake Pros regarding the water quality and nothing can be done to soften the water.
- Mr. Arroyo's recommendation is to obtain a quote to soften the water once the new landscaper is engaged.

Discussion ensued regarding how best to remove the stains from the sidewalks, injecting chemicals to erase rust stains, stain removal costs, monument signage, the HOA and asking the County to maintain a ditch in front of the CDD.

➤ The ponds look clean, the road will need resurfacing, and the landscaping looks better than in neighboring communities.

Mr. Arroyo asked if he should arrange to have signage installed.

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

- **152 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: September 10, 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 September 10, 2025 meeting will likely be cancelled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

Asked for an analysis of the landscaping Request for Proposals (RFP) timeline, Mr. Kantarzhi stated, because of the short advertising window and the unfinished project manual, the Landscaping RFP could not be included today. Since the project manual is ready to be finalized, Staff will advertise the RFP, allowing 30 to 40 days for submittals. From start to finish, the earliest that a contract can be awarded would be at the October 8, 2025 meeting.

Discussion ensued regarding the bid opening meeting, project manual, vendor questions, deadlines, an addendum, when to terminate the current landscape vendor and a quorum for the October meeting.

Ms. Kaercher requested a hard copy of the project manual.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Van Auken and seconded by Mr. Nowotny, with all in favor,
the meeting adjourned at 11:16 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair