

**MINUTES OF MEETING
PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parkview at Long Lake Ranch Community Development District held a Public Hearing and Regular Meeting on August 19, 2024 at 10:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present:

Tim Murray
Tom Griggs
Billy Hierlihy
Justin Lawrence

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jamie Sanchez
Lindsay Whelan (via telephone)
Bennett Davenport (via telephone)
Ben Steets
Carolina Bolivar

District Manager
District Counsel
Kutak Rock LLP
Grau & Associates
Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:03 a.m. Supervisors Murray, Griggs, Hierlihy and Lawrence were present. Supervisor McCraw was not present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Carolina Bolivar introduced herself and discussed her interest in being appointed to the Board.

THIRD ORDER OF BUSINESS

Board Transition

A. Acceptance of Resignations from Supervisor(s)

Ms. Sanchez presented Mr. McCraw's resignation.

On MOTION by Mr. Griggs and seconded by Mr. Murray, with all in favor, the resignation of Mr. Mac McCraw from Seat 2, was approved.

B. Candidates

- I. Carolina Bolivar
- II. Sebastian Bolivar
- III. Nicholas D'Ambrosio
- IV. Micheline Lynch
- V. Keyly Pimieta
- VI. Megan Willis

C. Appointment of Supervisor(s) to Vacant Seat(s)

Mr. Murray nominated Ms. Carolina Bolivar to fill Seat 2.

No other nominations were made.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, appointing Ms. Carolina Bolivar to fill Seat 2, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisors (the following to be provided in a separate package)**

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Bolivar.

Ms. Sanchez provided and she and Mr. Davenport reviewed and explained the following items:

- I. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**

Form 1 will be filed electronically with the Commission on Ethics. Board Members are required to complete four hours of ethics training by December 31, 2024 and will note completion of the requirement when filing Form 1 in 2025.

- II. **Membership, Obligation and Responsibilities**

- III. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- IV. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**
- D. **Consideration of Resolution 2024-08, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2024-08. Mr. Murray nominated the following:

Tim Murray	Chair
Tom Griggs	Vice Chair
Billy Hierlihy	Assistant Secretary
Justin Lawrence	Assistant Secretary
Carolina Bolivar	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Mac McCraw	Assistant Secretary
------------	---------------------

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

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Jamie Sanchez	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, Resolution 2024-08, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

- **Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates**

This item, previously the Sixth Order of Business, was presented out of order.

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2024-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

Ms. Sanchez presented Resolution 2024-11.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, Resolution 2024-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Sanchez reviewed the proposed Fiscal Year 2025 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, the Public Hearing was closed.

Ms. Sanchez presented Resolution 2024-09 and read the title.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, Resolution 2024-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-10, Providing for Funding for the FY 2025 Adopted Budget(s); 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

Ms. Sanchez presented Resolution 2024-10 and read the title.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, Resolution 2024-10, Providing for Funding for the FY 2025 Adopted Budget(s); 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.

SIXTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates

A. Consideration of Resolution 2024-11, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

This item was presented following the Third Order of Business.

SEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts

Performance Measures and Standards Reporting]

Mr. Davenport presented the Memorandum detailing this new requirement and explained that newly adopted legislation requires special districts to establish goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Thereafter, the CDD must publish an annual report on its website detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

Ms. Sanchez stated that District Management identified Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability as the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each.

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

A Board Member noted the goal of turning the Board over to a full resident board and the desire of the resident Board to make changes to some CDD operations and asked if it would be a violation of the Sunshine Law if he discusses those items with the HOA Board and uses social media to discuss and/or educate residents about the potential changes.

Ms. Sanchez stated that District Management generally advises against the use of social media, as it can easily lead to Sunshine Law violations. Mr. Davenport concurred that violations can easily occur when posting about CDD matters on social media.

Discussion ensued regarding HOA and CDD responsibilities, potential for the CDD to take over some CDD responsibilities, hiring an on-site Manager, involving residents, etc.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2024**

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of May 20, 2024 Regular Meeting Minutes

On MOTION by Mr. Griggs and seconded by Mr. Murray, with all in favor, the May 20, 2024 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

- **Recently Enacted 2024 Legislation**

B. District Engineer: Lighthouse Engineering, Inc.

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

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

- **337 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: September 16, 2024 at 10:00 AM**
 - **QUORUM CHECK**

Discussion ensued regarding moving the September 16, 2024 meeting to 5:00 p.m.

The next meeting will be on September 16, 2024 at 5:00 p.m., if possible; otherwise, it will be scheduled for September 23, 2024 at 5:00 p.m., possibly at a different location.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

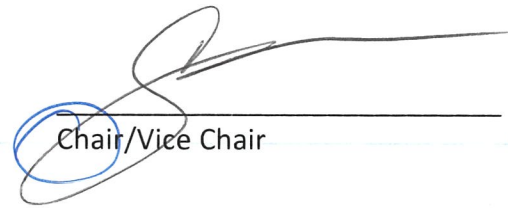
THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Murray and seconded by Mr. Griggs, with all in favor, the meeting adjourned at 10:48 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair