

**PARKVIEW AT
LONG LAKE RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

January 17, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Parkview at Long Lake Ranch Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

January 10, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Parkview at Long Lake Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Parkview at Long Lake Ranch Community Development District will hold a Regular Meeting on January 17, 2025 at 10:00 a.m., at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544. The agenda is as follows:


1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Supervisors [Megan Willis - Seat 1, Carolina Bolivar - Seat 2, Justin Lawrence - Seat 4] *(the following to be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations 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
4. 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
5. Acceptance of Resignations from Supervisors
 - A. Billy Hierlihy (Seat 5): *Term Expires November 2026*
 - B. Tom Griggs (Seat 3): *Term Expires November 2026*

6. Consideration of Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date
7. Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of November 30, 2024
9. Approval of Minutes
 - A. August 19, 2024 Public Hearing and Regular Meeting
 - B. December 16, 2024 Landowners' Meeting
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Lighthouse Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 17, 2025 at 10:00 AM
 - QUORUM CHECK
11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

SEAT 1	MEGAN WILLIS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CAROLINA BOLIVAR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JUSTIN LAWRENCE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 512-9027.

Sincerely,


Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

PARKVIEW AT LONG LAKE RANCH

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT 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.

WHEREAS, the Parkview at Long Lake Ranch Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

SEAT NUMBER	NAME OF SUPERVISOR	NUMBER OF VOTES
Seat 1	Megan Willis	28 Votes
Seat 2	Carolina Bolivar	29 Votes
Seat 4	Justin Lawrence	29 Votes

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

SEAT NUMBER	NAME OF SUPERVISOR	TERM OF OFFICE
Seat 1	Megan Willis	2-Year Term
Seat 2	Carolina Bolivar	4-Year Term
Seat 4	Justin Lawrence	4-Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of January, 2025.

Attest:

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PARKVIEW AT LONG LAKE RANCH

COMMUNITY DEVELOPMENT DISTRICT

5A

NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Parkview at Long Lake Ranch Community Development District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Billy Hierlihy

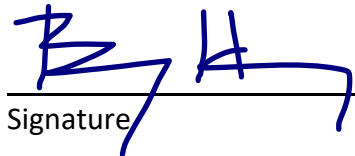
Printed Name

Date: 8/16/2024

Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Parkview at Long Lake Ranch Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ personally presented at a duly noticed meeting of the Board of Supervisors, ☐ scanned and electronically transmitted to gillyardd@whhassociates.com or ☐ faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.



Signature

PARKVIEW AT LONG LAKE RANCH

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT
DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Parkview at Long Lake Ranch Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF PARKVIEW AT LONG LAKE RANCH COMMUNITY
DEVELOPMENT DISTRICT THAT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective January 17, 2025:

_____	is elected Chair
_____	is elected Vice Chair
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of January 17, 2025:

<u>Tim Murray</u>	<u>Chair</u>
<u>Tom Griggs</u>	<u>Vice Chair</u>
<u>Billy Hierlihy</u>	<u>Assistant Secretary</u>

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Jamie Sanchez is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 17th day of January, 2025.

ATTEST:

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

PARKVIEW AT LONG LAKE RANCH

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR REMAINDER OF FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Parkview at Long Lake Ranch Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT:

1. ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE. The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of January, 2025.

ATTEST:

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
TBD		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
February __, 2025	Regular Meeting	__:__ AM/PM
March __, 2025	Regular Meeting	__:__ AM/PM
April __, 2025	Regular Meeting	__:__ AM/PM
May __, 2025	Regular Meeting	__:__ AM/PM
June __, 2025	Regular Meeting	__:__ AM/PM
July __, 2025	Regular Meeting	__:__ AM/PM
August __, 2025	Regular Meeting	__:__ AM/PM
September __, 2025	Regular Meeting	__:__ AM/PM

**PARKVIEW AT LONG
LAKE RANCH**

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2024**

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2024**

	General Fund	Debt Service Fund Series 2020	Capital Projects Fund Series 2020	Total Governmental Funds
ASSETS				
Cash	\$ 104,117	\$ -	\$ -	\$ 104,117
Investments				
Revenue	-	47,907	-	47,907
Reserve	-	178,978	-	178,978
Sinking	-	2	-	2
Due from general fund	-	27,917	-	27,917
Total assets	<u>\$ 104,117</u>	<u>\$ 254,804</u>	<u>\$ -</u>	<u>\$ 358,921</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to debt service fund	\$ 27,917	\$ -	\$ -	\$ 27,917
Tax payable	92	-	-	92
Total liabilities	<u>28,009</u>	<u>-</u>	<u>-</u>	<u>28,009</u>
Fund balances:				
Restricted for:				
Debt service	-	254,804	-	254,804
Assigned:				
Working capital	31,098	-	-	31,098
Unassigned	45,010	-	-	45,010
Total fund balances	<u>76,108</u>	<u>254,804</u>	<u>-</u>	<u>330,912</u>
Total liabilities and fund balances	<u>\$ 104,117</u>	<u>\$ 254,804</u>	<u>\$ -</u>	<u>\$ 358,921</u>

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 8,546	\$ 8,546	\$ 105,189	8%
Total revenues	<u>8,546</u>	<u>8,546</u>	<u>105,189</u>	8%
EXPENDITURES				
Professional & administrative				
Supervisor Fees	-	-	6,459	0%
Management/accounting/recording	4,000	8,000	48,000	17%
Legal	-	-	20,000	0%
Engineering	-	-	3,000	0%
Audit	-	-	4,700	0%
Arbitrage rebate calculation	750	750	750	100%
Dissemination agent	83	167	1,000	17%
Trustee	-	-	4,500	0%
Telephone	17	33	200	17%
Postage	-	-	500	0%
Printing & binding	42	83	500	17%
Legal advertising	-	-	1,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	6,016	6,400	94%
Contingencies/bank charges	111	616	500	123%
Other Contingencies	-	-	2,550	0%
Website hosting & maintenance	-	-	705	0%
Meeting room	-	-	1,200	0%
Website ADA compliance	-	-	210	0%
Property appraiser	-	-	150	0%
Tax collector	171	171	2,191	8%
Total expenditures	<u>5,174</u>	<u>16,011</u>	<u>105,190</u>	15%
Excess/(deficiency) of revenues over/(under) expenditures	3,372	(7,465)	(1)	
Fund balances - beginning	<u>72,736</u>	<u>83,573</u>	<u>50,141</u>	
Fund balance - ending (projected)				
Assigned				
Working capital	31,098	31,098	31,098	
Unassigned	45,010	45,010	19,042	
Fund balances - ending	<u>\$ 76,108</u>	<u>\$ 76,108</u>	<u>\$ 50,140</u>	

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 29,709	\$ 29,709	\$ 365,571	8%
Interest	1,274	2,573	-	N/A
Total revenues	<u>30,983</u>	<u>32,282</u>	<u>365,571</u>	9%
EXPENDITURES				
Debt service				
Principal	-	-	135,000	0%
Interest	112,228	112,228	224,456	50%
Total debt service	<u>112,228</u>	<u>112,228</u>	<u>359,456</u>	31%
Other fees & charges				
Tax collector	594	594	7,616	8%
Total other fees and charges	<u>594</u>	<u>594</u>	<u>7,616</u>	8%
Total expenditures	<u>112,822</u>	<u>112,822</u>	<u>367,072</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	(81,839)	(80,540)	(1,501)	
OTHER FINANCING SOURCES/(USES)				
Transfer in	<u>2</u>	<u>2</u>		
Total other financing sources	<u>2</u>	<u>2</u>	<u>-</u>	N/A
Fund balances - beginning	336,641	335,342	320,066	
Fund balances - ending	<u>\$ 254,804</u>	<u>\$ 254,804</u>	<u>\$ 318,565</u>	

**PARKVIEW AT LONG LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfer out	<u>(2)</u>	<u>(2)</u>
Total other financing sources/(uses)	<u>(2)</u>	<u>(2)</u>
Net change in fund balances	(2)	(2)
Fund balances - beginning	<u>2</u>	<u>2</u>
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

PARKVIEW AT LONG LAKE RANCH

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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DRAFT

**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	Chair
Tom Griggs	Assistant Secretary
Billy Hierlihy	Assistant Secretary
Justin Lawrence	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Lindsay Whelan (via telephone)	District Counsel
Bennett Davenport (via telephone)	Kutak Rock LLP
Ben Steets	Grau & Associates
Carolina Bolivar	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
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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.

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250 _____
Secretary/Assistant Secretary

Chair/Vice Chair

PARKVIEW AT LONG LAKE RANCH

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

DRAFT

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

A Landowners' Meeting of the Parkview at Long Lake Ranch Community Development District was held on December 16, 2024 at 10:00 a.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

Present at the meeting:

Jamie Sanchez	District Manager & Proxy Holder
Bennett Davenport (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 11:37 a.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Ms. Sanchez served as Chair to conduct the Landowners' meeting.

Ms. Sanchez is the designated Proxy Holder for the Landowner, Mattamy Tampa/Sarasota LLC, owner of 16.07 acres, equating to 17 voting units, and 12 platted lots, equating to 12 voting units, for a total of 29 voting units. Ms. Sanchez is eligible to cast up to 29 votes per Seat.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 1, 2, 4]

A. Nominations

Ms. Sanchez nominated the following:

Seat 1	Megan Willis
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37 Seat 2 Carolina Bolivar

38 Seat 4 Justin Lawrence

39 No other nominations were made.

40 **B. Casting of Ballots**

41 • **Determine Number of Voting Units Represented**

42 A total of 29 voting units were represented.

43 • **Determine Number of Voting Units Assigned by Proxy**

44 All 29 voting units were assigned by proxy to Ms. Sanchez by the Landowner, Mattamy
45 Tampa/Sarasota LLC.

46 Ms. Sanchez cast the following votes:

47 Seat 1 Megan Willis 28 votes

48 Seat 2 Carolina Bolivar 29 votes

49 Seat 4 Justin Lawrence 29 votes

50 **C. Ballot Tabulation and Results**

51 Ms. Sanchez reported the following ballot tabulation, results and term lengths:

52 Seat 1 Megan Willis 28 votes 2-year term

53 Seat 2 Carolina Bolivar 29 votes 4-year term

54 Seat 4 Justin Lawrence 29 votes 4-year term

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56 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

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58 There were no Landowners' questions or comments.

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60 **SIXTH ORDER OF BUSINESS**

Adjournment

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62 There being nothing further to discuss, the meeting adjourned at 11:38 a.m.

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65 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**PARKVIEW AT LONG
LAKE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

PARKVIEW AT LONG LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION <i>Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel</i> <i>2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544</i> <i>¹Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2024 ¹ CANCELED	Regular Meeting	10:00 AM
November 18, 2024 <i>rescheduled to December 16, 2024</i>	Landowners' Meeting	10:00 AM
November 18, 2024 CANCELED	Regular Meeting	10:00 AM
December 16, 2024 ¹	Landowners' Meeting	10:00 AM
December 16, 2024 ¹ CANCELED NO QUORUM	Regular Meeting	10:00 AM
January 17, 2025	Regular Meeting	10:00 AM
March 17, 2025	Regular Meeting	10:00 AM
April 21, 2025	Regular Meeting	10:00 AM
May 19, 2025	Regular Meeting	10:00 AM
June 16, 2025	Regular Meeting	10:00 AM
July 21, 2025	Regular Meeting	10:00 AM
August 18, 2025	Regular Meeting	10:00 AM
September 15, 2025	Regular Meeting	10:00 AM