

**MINUTES OF MEETING
VARREA SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Varrea South Community Development District held a Public Hearing and a Regular Meeting on February 12, 2021 at 10:00 a.m., at the offices of Stantec, 777 S. Harbour Island Blvd., Suite 600, Tampa, Florida 33602.

Present were:

Ryan Zook	Chair
Brian Mihelich	Vice Chair
William (Bill) Conerly (via telephone)	Assistant Secretary
Ryan Hoppe	Assistant Secretary

Also present, were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell Hunt and Associates, LLC (WHA)
Jere Earlywine	District Counsel
Tonja Stewart	District Engineer
Ed Fleming (via telephone)	The Walton Group

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:01 a.m. Supervisors Zook, Mihelich and Hoppe were present, in person. Supervisor Conerly was not present at roll call. Supervisor Sherman was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2020/2021 Budget**

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2021-30, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone reviewed the proposed Fiscal Year 2021 budget.

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

No members of the public spoke.

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

Ms. Cerbone presented Resolution 2021-30.

On MOTION by Mr. Zook and seconded by Mr. Mihelich, with all in favor, Resolution 2021-30, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of CDD Development Agreement

Mr. Earlywine presented the CDD Development Agreement by and between the Varrea South CDD and the Landowner. The Agreement was a simplified version of the one that was previously circulated and was consistent with the Developer’s Agreement in the background. The context was that the CDD, under the Agreement, would not place operation and maintenance (O&M) or debt assessments on any lands that are not owned by D.R. Horton. The Agreement was previously reviewed by and should be executed by all parties.

Mr. Conerly joined the meeting, via telephone.

On MOTION by Mr. Mihelich and seconded by Mr. Zook, with all in favor, the CDD Development Agreement and authorizing all parties to execute, was approved.

Ms. Cerbone stated the Agreement was not included in the agenda packet and would be forwarded to the Board Members to be executed electronically or via Docu-Sign. Mr. Fleming voiced his intention to sign for all three Walton entities. He asked for Ms. Stacey Perlman, from Squire, to be copied on all documents.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Discussion ensued regarding potential primary administrative and principal headquarter locations within Hillsborough County. Ms. Cerbone would check with Mr. Wrathell to see if a location was secured and report her findings.

This item was deferred to the next meeting.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-15, Adopting the Annual Meeting Schedule for Fiscal Year 2020-2021 and Providing for an Effective Date

Ms. Cerbone stated meetings are currently held on an as-needed basis and noted that the proposed budget must be presented no later than June 15 and a public hearing must be held no later than September 15. Discussion ensued regarding the next meeting date, bond closing date, bond validation, bond issuance timeline and when to commence the assessment process. Ms. Stewart stated the Engineer's Report could be prepared within the next week. Mr. Earlywine would file for validation and commence the process to levy assessments. The next meeting was set for May 14, 2021.

This item was deferred.

SEVENTH ORDER OF BUSINESS

Update: Status of Financing

This item was addressed during the Sixth Order of Business.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2020

Ms. Cerbone presented the Unaudited Financial Statements as of December 31, 2020.

On MOTION by Mr. Zook and seconded by Mr. Mihelich, with all in favor, the Unaudited Financial Statements as of December 31, 2020, were accepted.

NINTH ORDER OF BUSINESS

Consideration of December 11, 2020 Public Hearings and Regular Meeting Minutes

Ms. Cerbone presented the December 11, 2020 Public Hearings and Regular Meeting Minutes. The following change was made:

Line 23: Change "Wolton" to "Walton"

On MOTION by Mr. Zook and seconded by Mr. Mihelich, with all in favor, the December 11, 2020 Public Hearings and Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

There being no report, the next item followed.

B. District Engineer (Interim): *Stantec*

There being no report, the next item followed.

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

- **NEXT MEETING DATE: MAY 14, 2021 at 10:00 A.M.**

○ **QUORUM CHECK**

The next meeting would be held on May 14, 2021 at 10:00 a.m.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

TWELFTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Zook and seconded by Mr. Mihelich, with all in favor, the meeting adjourned at 10:29 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair