

**VARREA SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**June 11, 2021**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**Varrea South 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**

June 4, 2021

Board of Supervisors  
Varrea South Community Development District

Dear Board Members:

The Board of Supervisors of the Varrea South Community Development District will hold a Regular Meeting on June 11, 2021 at 10:00 a.m., at the offices of Stantec, 777 S. Harbour Island Blvd., Suite 600, Tampa, Florida 33602. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2021-15, Adopting the Annual Meeting Schedule for Fiscal Year 2020-2021 and Providing for an Effective Date
4. Consideration of Resolution 2021-31, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2021-32, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
6. Status: Bond Financing
7. Status: CDD Development Agreement (WUSF 3 Harvest Grove N, LLC, WUSF 4 Harvest Grove S, LLC and Walton Acquisitions FL, LLC)
8. Consideration of Resolution 2021-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
9. Acceptance of Unaudited Financial Statements as of April 30, 2021
10. Approval of February 12, 2021 Public Hearing and Regular Meeting Minutes

**ATTENDEES:**

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

11. Staff Reports

- A. District Counsel: *Hopping Green & Sams, P.A.*
- B. District Engineer: *Stantec*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
  - I. Q Registered Voters in District as of April 15, 2021
  - II. NEXT MEETING DATE: \_\_\_\_\_
    - o QUORUM CHECK

Ryan Zook	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Brian Mihelich	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Teddianne Sherman	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
William Conerly	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Ryan Hoppe	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

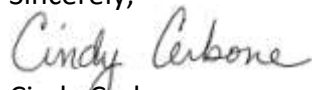
12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Carbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

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

**CONFERENCE ID: 8518503**

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3**

**RESOLUTION 2021-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2020-2021 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Varrea South Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Hillsborough County, Florida; 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; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2020-2021 annual meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The Fiscal Year 2020-2021 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.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 11th day of June, 2021.

ATTEST:

**VARREA SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2020-2021 Annual Meeting Schedule

## Exhibit A

### VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS FISCAL YEAR 2020-2021 MEETING DATES

The Board of Supervisors of the Varrea South Community Development District will hold their regular meetings for Fiscal Year 2020-2021 at \_\_:\_\_ a.m./p.m., at the offices of Stantec, 777 S. Harbour Island Blvd., Suite 600, Tampa, Florida 33602. as follows:

July \_\_, 2021

August \_\_, 2021

September \_\_, 2021

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Office"), during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2021-31**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Varrea South Community Development District ("**District**") prior to June 15, 2021, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: \_\_\_\_\_, 2021

HOUR: \_\_\_\_\_ a.m. / p.m.

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.



6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF JUNE, 2021.**

ATTEST:

**VARREA SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A: Fiscal Year 2021/2022 Proposed Budget**

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2022**

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
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**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Proposed Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Revenue and Expenditures	
<b>REVENUES</b>					
Landowner contribution	\$ 92,848	\$ 20,271	\$ 59,106	\$ 79,377	\$ 103,540
Total revenues	<u>92,848</u>	<u>20,271</u>	<u>59,106</u>	<u>79,377</u>	<u>103,540</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	24,000	6,000	30,000	48,000
Legal	25,000	4,627	20,373	25,000	25,000
Engineering	3,500	-	3,500	3,500	3,500
Audit	-	-	-	-	5,000
Arbitrage rebate calculation*	-	-	-	-	750
Dissemination agent**	583	-	-	-	1,000
Trustee***	-	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	10,112	1,500	11,612	6,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	500	312	188	500	500
Website					
Hosting & maintenance	1,680	1,680	-	1,680	705
ADA compliance	210	210	-	210	210
Total professional & administrative	<u>92,848</u>	<u>41,291</u>	<u>38,086</u>	<u>79,377</u>	<u>103,540</u>
Net increase/(decrease) of fund balance	-	(21,020)	21,020	-	-
Fund balance - beginning (unaudited)	-	-	(21,020)	-	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (21,020)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

\*This expense will be realized the year after the issuance of bonds.

\*\*This expense will be realized when bonds are issued

\*\*\*This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	3,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Trustee	5,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u><u>\$ 103,540</u></u>

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2021-32**

**A RESOLUTION OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Varrea South Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being entirely situated in Hillsborough County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity ("**DEO**"), a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District's Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.
2. **FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file this Resolution with DEO.
3. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of June, 2021.

**ATTEST:**

**VARREA SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors



**VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE****LOCATION***Stantec, 777 S. Harbour Island Blvd., Suite 600, Tampa, Florida 33602*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
October ____, 2021	Regular Meeting	__:__ AM/PM
November ____, 2021	Regular Meeting	__:__ AM/PM
December ____, 2021	Regular Meeting	__:__ AM/PM
January ____, 2022	Regular Meeting	__:__ AM/PM
February ____, 2022	Regular Meeting	__:__ AM/PM
March ____, 2022	Regular Meeting	__:__ AM/PM
April ____, 2022	Regular Meeting	__:__ AM/PM
May ____, 2022	Regular Meeting	__:__ AM/PM
June ____, 2022	Regular Meeting	__:__ AM/PM
July ____, 2022	Regular Meeting	__:__ AM/PM
August ____, 2022	Regular Meeting	__:__ AM/PM
September ____, 2022	Public Hearing & Regular Meeting	__:__ AM/PM

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**RESOLUTION 2021-07**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Varrea South 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 Hillsborough County, Florida; and

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

**WHEREAS**, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT:**

- 1. PRIMARY ADMINISTRATIVE OFFICE.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at the offices of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.
- 2. PRINCIPAL HEADQUARTERS.** The District’s principal headquarters for purposes of establishing proper venue shall be located at the offices of Stantec, 777 S. Harbour Island Blvd., Suite 600, Tampa, Florida 33602, and within Hillsborough County, Florida.
- 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 11th day of June, 2021.

ATTEST:

**VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2021**

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
APRIL 30, 2021**

	General Fund	Total Governmental Funds
<b>ASSETS</b>		
Cash	\$ 6,126	\$ 6,126
Due from Landowner	25,405	25,405
Total assets	\$ 31,531	\$ 31,531
 <b>LIABILITIES AND FUND BALANCES</b>		
Liabilities:		
Accounts payable	\$ 25,556	\$ 25,556
Landowner advance	6,000	6,000
Total liabilities	31,556	31,556
 <b>DEFERRED INFLOWS OF RESOURCES</b>		
Deferred receipts	25,405	25,405
Total deferred inflows of resources	25,405	25,405
 Fund balances:		
Unassigned	(25,430)	(25,430)
Total fund balances	(25,430)	(25,430)
Total liabilities, deferred inflows of resources and fund balances	\$ 31,531	\$ 31,531

**VARREA SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED APRIL 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ -	\$ 20,271	\$ 92,848	22%
Total revenues	<u>-</u>	<u>20,271</u>	<u>92,848</u>	22%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	28,000	48,000	58%
Legal	327	4,954	25,000	20%
Engineering	-	-	3,500	0%
Dissemination agent*	-	-	583	0%
Telephone	16	116	200	58%
Postage	-	-	500	0%
Printing & binding	42	292	500	58%
Legal advertising	-	10,112	6,500	156%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	25	337	500	67%
Website				
Hosting & maintenance	-	1,680	1,680	100%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>4,410</u>	<u>45,701</u>	<u>92,848</u>	49%
Excess/(deficiency) of revenues over/(under) expenditures	(4,410)	(25,430)	-	
Fund balances - beginning	(21,020)	-	-	
Fund balances - ending	<u>\$ (25,430)</u>	<u>\$ (25,430)</u>	<u>\$ -</u>	

\*These items will be realized after the issuance of bonds.

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10**





39 The affidavit of publication was included for informational purposes.

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

44 Ms. Cerbone reviewed the proposed Fiscal Year 2021 budget.

45

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

48

49

50 No members of the public spoke.

51

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

54

55

56 Ms. Cerbone presented Resolution 2021-30.

57

58 **On MOTION by Mr. Zook and seconded by Mr. Mihelich, with all in favor,**  
59 **Resolution 2021-30, Relating to the Annual Appropriations and Adopting the**  
60 **Budget for the Fiscal Year Beginning October 1, 2020, and Ending September**  
61 **30, 2021; Authorizing Budget Amendments; and Providing an Effective Date,**  
62 **was adopted.**

63

64

65 **FOURTH ORDER OF BUSINESS**

**Consideration of CDD Development**  
66 **Agreement**

67

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

74 **Mr. Conerly joined the meeting, via telephone.**

75

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

79

80

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

85

86 **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**

87

88

89

90

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

94 This item was deferred to the next meeting.

95

96 **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**

97

98

99

100

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

108 This item was deferred.

109

110 **SEVENTH ORDER OF BUSINESS** **Update: Status of Financing**

111

112 This item was addressed during the Sixth Order of Business.

113

114 **EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
115 **Statements as of December 31, 2020**

116

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

118

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

121

122

123 **NINTH ORDER OF BUSINESS** **Consideration of December 11, 2020 Public**  
124 **Hearings and Regular Meeting Minutes**

125

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

128 Line 23: Change "Wolton" to "Walton"

129

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

133

134

135 **TENTH ORDER OF BUSINESS** **Staff Reports**

136

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

138 There being no report, the next item followed.

139 **B. District Engineer (Interim): *Stantec***

140 There being no report, the next item followed.

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

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



165  
166  
167  
168  
169  
170

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

**VARREA SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**11CI**



*Craig Latimer*  
**Supervisor of Elections**

Our Vision: To be the best place in America to vote

GOVERNOR'S  
STERLING  
AWARD  
RECIPIENT

April 20, 2021

To Whom It May Concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2021, listed below.

Community Development District	Number of Registered Electors
Varrea South	0

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@hcsoe.org](mailto:ewhite@hcsoe.org).

Respectfully,

Enjoli White  
Candidate Services Liaison

