

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

The Board of Supervisors of the Varrea South Community Development District held 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.

Present were:

Ryan Zook	Chair
William (Bill) Conerly	Assistant Secretary
Teddianne Sherman	Assistant Secretary
Ryan Hoppe	Assistant Secretary

Also present, were:

Cindy Cerbone	District Manager
Wes Haber (via telephone)	District Counsel
Tonja Stewart	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:00 a.m. Supervisors Zook, Conerly, Sherman and Hoppe were present, in person. Supervisor Mihelich was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

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

This item was deferred.

FOURTH ORDER OF BUSINESS

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

Ms. Cerbone presented Resolution 2021-31 and read the title. She reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases, new line items and adjustments, compared to the Fiscal Year 2021 budget, and explained the reasons for any adjustments. This would be a Landowner-funded budget and some proposed expenses would only be incurred if bonds are issued.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, Resolution 2021-31, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 20, 2021 at 10:00 a.m., at the offices of Stantec, 777 S. Harbour Island Blvd., Suite 600, Tampa, Florida 33602; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

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

Ms. Cerbone presented Resolution 2021-32. The following information would be added to the Fiscal Year 2022 Meeting Schedule:

DATES: Second Friday of each month.

TIMES: "10:00 AM"

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, Resolution 2021-32, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022, as amended, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Status: Bond Financing**

Ms. Cerbone stated that the Engineer's Report was expected next week and then District Management would commence work on the Assessment Methodology.

Discussion ensued regarding documents and information related to bond financing and transmitting necessary information for the Engineer's Report, etc. It was noted that the first bond issuance would likely not be until March 2022.

SEVENTH ORDER OF BUSINESS**Status: CDD Development Agreement (WUSF 3 Harvest Grove N, LLC, WUSF 4 Harvest Grove S, LLC and Walton Acquisitions FL, LLC)**

Ms. Cerbone stated that, at the last meeting, the Chair executed the CDD Development Agreement and D.R. Horton also executed the Agreement; however, the executed signature page was not received from the entities listed above. Regarding whether this would now be moot, if D.R. Horton owns all the land in the CDD before bonds are issued, a Board Member noted the land would be purchased in multiple takedowns, not all at once. Mr. Haber stated if it will be in multiple takedowns, it would be in the best interests of the remaining entities to execute the Agreement.

Mr. Conerly would follow up with Mr. Ed Fleming, who is an officer of each of the listed entities and authorized to sign on behalf of each entity.

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

Ms. Cerbone presented Resolution 2021-07.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, Resolution 2021-07, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and the offices of Stantec, 777 S. Harbour Island Blvd., Suite 600, Tampa, Florida 33602 as the Principal Headquarters of the District and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2021

Ms. Cerbone presented the Unaudited Financial Statements as of April 30, 2021.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, the Unaudited Financial Statements as of April 30, 2021, were accepted.

TENTH ORDER OF BUSINESS

Approval of February 12, 2021 Public Hearing and Regular Meeting Minutes

Ms. Cerbone presented the February 12, 2021 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, the February 12, 2021 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

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

There being no report, the next item followed.

B. District Engineer: *Stantec*

There being no report, the next item followed.

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

I. 0 Registered Voters in District as of April 15, 2021

There were no registered voters residing within the District as of April 15, 2021.

II. NEXT MEETING DATE: _____

○ QUORUM CHECK

The next meeting would be held on August 20, 2021 at 10:00 a.m.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

THIRTEENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, the meeting adjourned at 10:25 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair