

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

The Board of Supervisors of the Varrea South Community Development District held a Public Hearing and Regular Meeting on August 12, 2022 at 10:00 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 32610.

Present at the meeting were:

Ryan Zook	Chair
William Conerly	Assistant Secretary
Ryan Hoppe	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Ashley Ligas (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:05 a.m. Supervisors Zook, Conerly and Hoppe were present in person. Supervisors Snyder and Sherman were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Teddianne Sherman, Seat 3 (*Term Expires November 2022*)

Ms. Cerbone presented the resignation of Ms. Sherman from Seat 3.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, the resignation of Ms. Sherman from Seat 3, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3

Mr. Zook nominated Mr. Brian Janek to fill Seat 3.

No other nominations were made.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, the appointment of Mr. Brian Janek to Seat 3, was approved.

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

The Oath of Office will be administered to Mr. Janek prior to or at a future meeting.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-14, Designating Certain Officers of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2022-14. She reviewed the current slate of officers and recent changes to the Board. Mr. Zook nominated the following slate of officers:

Ryan Zook	Chair
John Snyder	Vice Chair

Craig Wrathell	Secretary
William Conerly	Assistant Secretary
Ryan Hoppe	Assistant Secretary
Brian Janek	Assistant Secretary
Cindy Cerbone	Assistant Secretary

No other nominations were made.

Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Conerly and seconded by Mr. Zook, with all in favor, Resolution 2022-14, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-15, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone reviewed the proposed Fiscal Year 2023 budget and stated that the budget is unchanged from when it was previously presented.

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

No members of the public spoke.

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

Ms. Cerbone presented Resolution 2022-15.

On MOTION by Mr. Conerly and seconded by Mr. Zook, with all in favor, Resolution 2022-15, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2022/2023
Budget Funding Agreement**

Ms. Cerbone presented the Fiscal Year 2023 Budget Funding Agreement.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, the Fiscal Year 2022/2023 Budget Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS

**Presentation of Audited Annual Financial
Report for Fiscal Year Ended September 30,
2021, Prepared by Berger, Tooms, Elam,
Gaines & Frank**

Ms. Cerbone presented the Audited Annual Financial Report for Fiscal Year Ended September 30, 2021 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2022-16,
Herby Accepting the Annual Financial
Report for the Fiscal year Ended
September 30, 2021**

Ms. Cerbone presented Resolution 2022-16.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, Resolution 2022-16, Herby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2021, was adopted.

TENTH ORDER OF BUSINESS

Ratification of Varrea Phase 1 Quit Claim Deed

Ms. Cerbone presented the Varrea Phase 1 Quit Claim Deed.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, the Varrea Phase 1 Quit Claim Deed, was ratified.

ELEVENTH ORDER OF BUSINESS

Ratification of Stormwater Management Needs Analysis

Ms. Cerbone presented the Stormwater Management Needs Analysis Report, which was submitted by the June 30, 2022 due date.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, the Stormwater Management Needs Analysis Report, was ratified.

TWELFTH ORDER OF BUSINESS

Consideration of HOA Maintenance Agreement

Ms. Cerbone distributed and presented a new version of the HOA Maintenance Agreement between the CDD and the HOA. This is related to Varrea Phase 1.

On MOTION by Mr. Conerly and seconded by Mr. Zook, with all in favor, the HOA Maintenance Agreement, was approved.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2022

Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2022.

On MOTION by Mr. Conerly and seconded by Mr. Zook, with all in favor, the Unaudited Financial Statements as of June 30, 2022, were accepted.

FOURTEENTH ORDER OF BUSINESS

Approval of May 13, 2022 Public Hering and Regular Meeting Minutes

Ms. Cerbone presented the May 13, 2022 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Conerly and seconded by Mr. Zook, with all in favor, the May 13, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

There was no report.

B. District Engineer: *Stantec Consulting Services, Inc.*

There was no report.

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

- **NEXT MEETING DATE: September 9, 2022 at 10:00 A.M.**
 - **QUORUM CHECK**

The next meeting would be held on September 9, 2022, unless canceled.

Ms. Cerbone stated that Mr. Hoppe completed and provided Form 8B.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

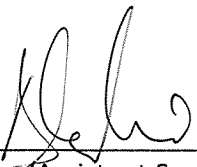
EIGHTEENTH ORDER OF BUSINESS

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 11:22 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair