

**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 9, 2023 at 10:00 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610.

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)
Tucker Mackie (via telephone)	District Counsel
Tonja Stewart (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:01 a.m. Supervisors Zook, Conerly and Hoppe were present in person. Supervisors Snyder and Janek were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-06, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2023-06. She reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the

Fiscal Year 2023 budget, and explained the reasons for any changes. Expenses related to the second bond issuance are reflected. Ms. Cerbone stated that the amount represents full buildout for just the Varrea South CDD portion; it is understood that, at some point, there will be Varrea South and North CDDs and plans are already underway for an Interlocal Agreement regarding cost balancing. This budget will be Landowner-funded so, expenses are funded only as they are incurred.

Discussion ensued regarding the \$54,300 "Tax collector" line item and the estimated "Field operations" line items and amount.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, Consideration of Resolution 2023-06, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law FOR August 11, 2023 at 10:00 a.m., at the offices of Forestar, 4042 Park Oaks Blvd., Suite 200, Tampa, Florida 33610; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2023-07. It is necessary to amend the Fiscal Year 2023 budget to add the Debt Service fund related to the Series 2023 bond issuance.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, Resolution 2023-07, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

- **Consideration of Retention and Fee Agreement**

On MOTION by Mr. Zook and seconded by Mr. Hoppe, with all in favor, engagement of Jere Earlywine/Kutak Rock LLP for District Counsel Services, was ratified, and the Kutak Rock Retention and Fee Agreement, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Stantec Consulting Services, Inc., Work Authorization Number 2

Mr. Kantarzhi presented Stantec Consulting Services, Inc., Work Authorization Number 2. This is related to the Boundary Amendment work.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, Stantec Consulting Services, Inc., Work Authorization Number 2, was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of the Acquisition of Phase 1 & Offsite Improvements

Mr. Cerbone presented the Agreement for Acquisition of Phase 1 and Offsite Improvements.

Regarding the cost-share arrangement, Ms. Mackie stated that, generally, when an improvement that is described in a construction account as a benefit, the certain items private construction and the public infrastructure that the CDD is paying for are normally apportioned between the two entities, which seems to be the case for the stormwater management system.

Discussion ensued regarding the cost-share percentages and how the percentage splits are determined.

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, acquisition of the Phase 1 and Offsite Improvements, was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Ratifying, Confirming, and Approving the Sale of the Varrea South Community Development District Capital Improvement Revenue Bonds, Series 2023 (2023 Assessment Area); Ratifying, Confirming, and Approving the Actions of the

Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2023-08 and read the title.

On MOTION by Mr. Conerly and seconded by Mr. Zook, with all in favor, the Resolution 2023-08, Ratifying, Confirming, and Approving the Sale of the Varrea South Community Development District Capital Improvement Revenue Bonds, Series 2023 (2023 Assessment Area); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2023-09.

On MOTION by Mr. Zook and seconded by Mr. Hoppe, with all in favor, the Resolution 2023-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date, adopted.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2023

Mr. Kantarzhi presented the Unaudited Financial Statements as of April 30, 2023.

On MOTION by Mr. Hoppe and seconded by Mr. Zook, with all in favor, the Unaudited Financial Statements as of April 15, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of January 13, 2023 Regular Meeting Minutes

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, the January 13, 2023 Regular Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: KE Law Group, PLLC

Ms. Mackie stated the Boundary Amendment petition is in final form and will be filed.

B. District Engineer: Stantec Consulting Services, Inc.

There was no report.

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

- **0 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: July 14, 2023 at 10:00 A.M.**
 - **QUORUM CHECK**

The next meeting will be on July 14, 2023, unless cancelled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Zook and seconded by Mr. Conerly, with all in favor, the meeting adjourned at 10:21 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair