

**CHAMPION'S RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**August 31, 2020 Minutes of the Regular Meeting and Public Hearing**

**Minutes of the Regular Meeting and Public Hearing**

The Regular Meeting and Public Hearing of the Champion's Reserve Community Development District was held on **Tuesday, August 31, 2020 at 10:00 a.m.** via conference call at 1-866-906-9330 with access code 7979718.

**1. CALL TO ORDER/ROLL CALL**

Debby Nussel called the Regular Meeting and Public Hearing of the Board of Supervisors of the Champion's Reserve Community Development District to order on **Tuesday, August 31, 2020 at 10:03 a.m.**

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Jeb Bittner	Chair
Eric Davidson	Vice Chair
Debby Nussel	Supervisor

Staff Members Present:

Debby Nussel	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Mark Vincutonis	District Engineer, Hanson Walter & Associates

There were no members of the general public in attendance.

**2. AUDIENCE QUESTIONS AND COMMENTS**

There were no audience questions and comments.

**3. RECESS TO PUBLIC HEARING**

Mrs. Nussel directed the Board to recess to the public hearing.

40 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**

41 **A. Open Public Hearing on Proposed Fiscal Year 2021 Budget**

42  
43 MOTION TO: Open the public hearing.  
44 MADE BY: Supervisor Davidson  
45 SECONDED BY: Supervisor Bittner  
46 DISCUSSION: None further  
47 RESULT: Called to Vote: Motion PASSED  
48 3/0 - Motion passed unanimously

49  
50 **B. Staff Presentations**

51  
52 Mrs. Nussel went over the sections and totals of the proposed budget with the Board.

53  
54 **C. Public Comments**

55  
56 There were no public comments.

57  
58 **D. Consideration of Resolution 2020-04; Adopting Fiscal Year 2021 Budget**

59  
60 The Board reviewed the resolution.

61  
62 MOTION TO: Approve Resolution 2020-04.  
63 MADE BY: Supervisor Davidson  
64 SECONDED BY: Supervisor Bittner  
65 DISCUSSION: None further  
66 RESULT: Called to Vote: Motion PASSED  
67 3/0 - Motion passed unanimously

68  
69 **E. Close Public Hearing on Proposed Fiscal Year 2021 Budget**

70  
71 MOTION TO: Close the public hearing.  
72 MADE BY: Supervisor Davidson  
73 SECONDED BY: Supervisor Bittner  
74 DISCUSSION: None further  
75 RESULT: Called to Vote: Motion PASSED  
76 3/0 - Motion passed unanimously  
77  
78  
79

80 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

81 **A. Open Public Hearing on Levying O&M Assessments**

82

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Bittner
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

83  
84  
85  
86  
87  
88

89  
90 **B. Staff Presentations**

91  
92 Mrs. Nussel went over the proposed assessment amounts.

93  
94 **C. Public Comments**

95  
96 There were no public comments.

97  
98 **D. Consideration of Resolution 2020-05; Levying O&M Assessments**

99  
100 The Board reviewed the resolution.

101

MOTION TO:	Approve Resolution 2020-05.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Bittner
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

102  
103  
104  
105  
106  
107

108  
109 **E. Close Public Hearing on Levying O&M Assessments**

110

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Bittner
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

111  
112  
113  
114  
115  
116

117  
118  
119 **6. RETURN TO REGULAR MEETING**

120  
121 Mrs. Nussel directed the Board to return to the regular meeting.

122

123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161

**7. BUSINESS ITEMS**

**A. Consideration of Resolution 2020-06; Setting Fiscal Year 2021 Meeting Schedule**

Mrs. Nussel went over the resolution and meeting schedule with the Board. Mrs. Nussel went over that that the landowners' election will be in November, and the Board will be turned over to the residents. She recommended allowing the new residents who are elected to the Board to decide on the meeting schedule. The Board agreed. Supervisor Bittner asked about the landowners' election and making sure that there will be residents who want to be candidates. The Board and Mr. Vericker discussed. Supervisor Bittner would like to have an additional letter sent out to residents to let them know the candidates who submit resumes.

**B. Consideration of Resolution 2020-07; Amending FT 2019-2020 Budget**

Mr. Vericker went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-07.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Bittner
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**C. Consideration of Resolution 2020-08; Declaring 2016 Project Completion**

Mr. Vericker went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-08.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Bittner
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**D. Approval of Quit Claim Deed for Various Tracts**

Mr. Vericker went over the Quit Claim Deed with the Board. He said it has been amended since the version in the meeting book and briefly explained the changes.

162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205

MOTION TO:	Accept and approve the Quit Claim Deed for Various Tracts with the amendments that Mr. Vericker discussed to reflect the ownership between the CDD and the HOA.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**E. Discussion on Promissory Note**

Mr. Vericker went over the Promissory Note with the Board.

MOTION TO:	Accept the Promissory Note.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

**F. Discussion on Turnover of CDD Board Seats**

This item was already discussed earlier in the meeting.

**8. CONSENT AGENDA**

- A. Consideration of Minutes of Board of Supervisors Regular Meeting June 9, 2020**
- B. Consideration of Operations and Maintenance Expenditures May 2020**
- C. Consideration of Operations and Maintenance Expenditures June 2020**
- D. Consideration of Operations and Maintenance Expenditures July 2020**
- E. Review of Financial Statements Month Ending July 31, 2020**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion Passed Unanimously

206 **9. VENDOR/STAFF REPORTS**

207 **A. District Counsel**

208  
209 Mr. Vericker provided an update on the order to extend allowing virtual CDD meetings.  
210

211 **B. District Manager**

212 **C. District Engineer**

213  
214 There were no additional reports from the District Manager and Engineer at this time.  
215

216 Mr. Vericker asked if the permits have been transferred to the HOA. Supervisor Bittner answered.  
217

218  
219

219 **10. SUPERVISOR REQUESTS**

220  
221 There were no supervisor requests.  
222

223  
224

224 **11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

225  
226 There were no audience questions or comments.  
227

228  
229

229 **12. ADJOURNMENT**

230  
231

MOTION TO:	Adjourn.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

232  
233  
234  
235  
236  
237  
238

239 *\*Please note the entire meeting is available on disc.*

240

241 *\*These minutes were done in a summary format.*

242

243 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
244 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
245 *including the testimony and evidence upon which such appeal is to be based.*

246

247 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
248 meeting held on 5/18/2021.

249

250   
251 \_\_\_\_\_  
252 Signature

253 Kyle Davis  
254 Printed Name

255

256

257 Title:  
258  Chair  
259  Vice Chair

260

261

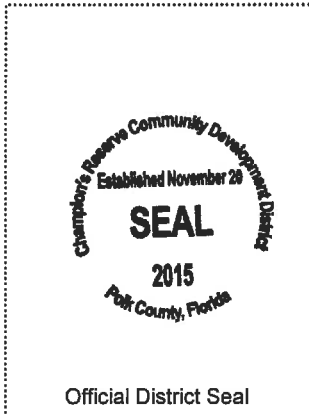
262


263

264

265

266



249   
250 \_\_\_\_\_  
251 Signature

253 Rick H. Reidt  
254 Printed Name

255

256 Title:  
257  Secretary  
258  Assistant Secretary

Recorded by Records Administrator

260   
261 \_\_\_\_\_  
262 Signature

263 5/25/2021  
264 Date