

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

May 18, 2021 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Champion's Reserve Community Development District was held on **Tuesday, May 18, 2021 at 10:00 a.m.** at MyOffice & More located at 122 E Main St., Lakeland, FL 33801.

1. CALL TO ORDER/ROLL CALL

Rick Reidt called the Regular Meeting of the Board of Supervisors of the Champion's Reserve Community Development District to order on **Tuesday, May 18, 2021 at 10:05 a.m.**

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

- Kyle Davis Chair
- Chip Rohrback Vice-Chair
- Richard Von Hatten Supervisor

Staff Members Present:

- Rick Reidt District Manager, Meritus
- Dana Crosby-Collier District Counsel, Straley Robin Vericker *via conference call*
- Mark Vincutonis District Engineer, Hanson Walter *via conference call*

There were no resident audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS

There were no audience questions and comments.

3. VENDOR/STAFF REPORTS

A. District Counsel

Ms. Crosby-Collier went over the new E-Verify requirements for government agencies with the Board. The Board asked some questions; Mr. Reidt and Ms. Crosby-Collier answered.

MOTION TO:	Approve the E-Verify.
MADE BY:	Supervisor Rohrback
SECONDED BY:	Supervisor Von Hatten
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

45 Ms. Crosby-Collier briefly went over Sunshine Laws and the Code of Ethics with the Board. She will
46 go over more details at a presentation at the next meeting. The Board asked some questions about Form
47 1 and communicating with the HOA. Ms. Crosby-Collier answered.

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49 **B. District Engineer**
50 **i. Final Phase Walk-Through**

51
52 Mr. Vincutonis provided an update on his walk-through with the developer and Ryan Homes to look at
53 the roads, curbs, and sidewalks that will be turned over to the CDD. There is a list of 100+ items that
54 need to be repaired. He went over an issue with curbs that have hairline cracks and repair of those
55 cracks. As the repairs are completed, Mr. Vincutonis would like to reevaluate how the repairs to the
56 hairline cracks are going to see if they want to continue to repair the hairline cracks vs. possibly having
57 chips from the repairs. There was a Board question about the fire hydrants on the sidewalk with cracks
58 underneath. Mr. Vincutonis said he will reach out to public utilities.

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60 *Mr. Vincutonis exited the conference call.*

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63 **4. BUSINESS ITEMS**

64 **A. Acceptance of Board of Supervisor Resignation – Debby Nussel**

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66 The Board reviewed Debby Nussel’s resignation from the Board.

MOTION TO:	Approve Debby Nussel’s Board resignation.
MADE BY:	Supervisor Von Hatten
SECONDED BY:	Supervisor Rohrback
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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75 **B. Acceptance of Financial Report for Fiscal Year September 30, 2020**

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77 The Board reviewed the audit and asked some questions about expenditures exceeding the budget in
78 the previous year and monitoring the spending for the current year. Mr. Reidt answered.

MOTION TO:	Accept the Financial Report for Fiscal Year September 30, 2020.
MADE BY:	Supervisor Rohrback
SECONDED BY:	Supervisor Von Hatten
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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90 **C. Consideration of Resolution 2021-01; Canvassing & Certifying the Results of the**
91 **Landowners Election**

92
93 Mr. Reidt went over the resolution with the Board.

MOTION TO:	Approve Resolution 2021-01.
MADE BY:	Supervisor Von Hatten
SECONDED BY:	Supervisor Rohrback
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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102 **D. Consideration of Resolution 2021-02; Designating Officers**

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104 The Board discussed the officer positions. Supervisor Davis will be the Chair, Chip Rohrback will
105 be Vice-Chair, and Supervisor Von Hatten will be an Assistant Secretary.

MOTION TO:	Approve Resolution 2021-02 as discussed.
MADE BY:	Supervisor Von Hatten
SECONDED BY:	Supervisor Rohrback
DISCUSSION:	There was a question about the Secretary and Treasurer positions. Mr. Reidt answered.
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

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115 **E. Announcement of Qualified Electors**

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117 Mr. Reidt announced that as of April 15, 2021, Champions Reserve CDD had 389 qualified
118 electors.

119
120 **F. Consideration of Resolution 2021-03; Approving Fiscal Year 2022 Proposed Budget &**
121 **Setting Public Hearing**

122
123 Mr. Reidt went over the resolution and proposed FY 2022 budget in detail with the Board. The
124 proposed budget indicates an increase in the budget/assessments. Notice of the proposed increase
125 will be mailed to homeowners. The amount in the resolution is a not-to-exceed cap for FY 2022,
126 and the budget will be finalized after the public hearing in August. The Board discussed the budget
127 and asked some questions; Mr. Reidt answered. The public hearing will be August 24, 2021 at
128 10:00 a.m. at the same location.
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MOTION TO:	Approve Resolution 2021-03.
MADE BY:	Supervisor Von Hatten
SECONDED BY:	Supervisor Rohrback
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

G. Consideration of Resolution 2021-04; Spending Resolution

Mr. Reidt went over the resolution with the Board.

MOTION TO:	Approve Resolution 2021-04.
MADE BY:	Supervisor Rohrback
SECONDED BY:	Supervisor Davis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

4. CONSENT AGENDA

- A. Consideration of Minutes of the Regular Meeting & Public Hearing August 31, 2020**
- B. Consideration of Minutes of the Landowner’s Election November 18, 2020**
- C. Consideration of Operations and Maintenance Expenditures Aug – Dec. 2020**
- D. Consideration of Operations and Maintenance Expenditures Jan. – Apr. 2021**

The Board reviewed Consent Agenda items A-D.

MOTION TO:	Approve the Consent Agenda items A-D.
MADE BY:	Supervisor Von Hatten
SECONDED BY:	Supervisor Rohrback
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unaminously

E. Review of Financial Statements Month Ending April 30, 2021

The Board reviewed and accepted the financials. Mr. Reidt noted that the District is tracking over budget for this point in the fiscal year and will need to minimize expenses through September to stay within the yearly budget.

173 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

174
175 Supervisor Von Hatten asked about bringing in natural gas to the District. Mr. Reidt said they could
176 check into it for another fiscal year.

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178 Supervisor Davis noted that the Ryan Homes need to be removed. He also mentioned the conservation
179 area that the builders said would have grass; he will include it on the punch list for Ryan Homes.

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182 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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184 There were no audience questions or comments.

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187 **8. ADJOURNMENT**

MOTION TO:	Adjourn at 11:42 p.m.
MADE BY:	Supervisor Rohrback
SECONDED BY:	Supervisor Von Hatten
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

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197 **Please note the entire meeting is available on disc.*

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199 **These minutes were done in a summary format.*

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

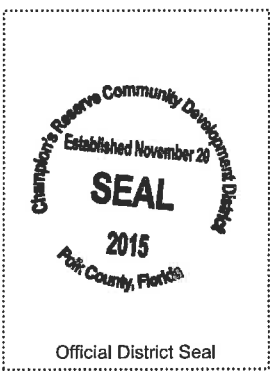
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205 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
206 meeting held on 9/1/2021.

207 DocuSigned by:
208 Kyle Davis
209 Signature
210 kyle davis
211
212 Printed Name

DocuSigned by:
Rick Reidt
11E9ED8CEC404DB
Signature
Rick Reidt
Printed Name

213
214 Title:
215 Chair
216 Vice Chair

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator
[Signature]
Signature
9/17/2021
Date

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