

**MINUTES OF MEETING
HICKS DITCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Hicks Ditch Community Development District was held Wednesday, **April 26, 2023** at 9:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio
Doug Beasley
Shane Blanton

Chairman
Vice Chairman
Assistant Secretary

Also present were:

George Flint
Sarah Sandy *by phone*
Michelle Rigoni *by phone*
Ryan Dugan

District Manager, GMS
District Counsel, Kutak Rock
District Counsel, Kutak Rock
District Counsel, Kutak Rock

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 22,
2023 Board of Supervisors Meeting**

Mr. Flint presented the minutes from the February 22, 2023 Board of Supervisors meeting and asked if the Board reviewed the minutes. Mr. Iorio stated he reviewed the minutes and had no comments. Ms. Sandy stated she also reviewed the minutes.

April 26, 2023

Hicks Ditch CDD

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Minutes of the February 22, 2023 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-36
Approving the Fiscal Year 2024 Proposed
Budget and Setting a Public Hearing**

Mr. Flint stated each year the Board is required to approve a proposed budget by June 15th and set the date, place, and time of the public hearing for its final consideration. They are recommending the July 26th meeting for the public hearing at 9:00 a.m. in this location. He noted exhibit ‘A’ attached to the resolution is the proposed budget. He stated at this point it is just an administrative budget and it contemplates that they would continue to operate under a developer funding agreement as they do not think the development will be far enough along.

Mr. Flint noted that there is an increase in the proposed management fee that is not being approved today but it is in the proposed budget and right now the developer is only getting billed 50% of the current fee until bonds are issued so this would be a proposed increase that would start on October 1st depending on the timing of when bonds are issued, either 50% of that or the full amount. Mr. Flint asked for any questions on the proposed budget or the resolution.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2023-36 Approving Fiscal Year 2024 Proposed Budget and Setting a Public Hearing for July 26, 2023 at 9:00 a.m., was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated since the last meeting, the bond validation hearing was held which went well. She stated that both the bonds and assessments were validated not to exceed the amount of \$33,150,000. The final judgement was entered on March 27th and the appeal period actually runs through today so they are requesting a certificate of no appeal. She stated that they are set up to issue bonds but they are in a holding pattern and will wait until next year to issue those bonds. She noted the Phase 1A start of construction goal is June. Mr. Iorio stated contracts are now in process and their District engineer will be the project manager. He stated the construction schedule for complete build out is probably comfortably 12-15 months because all the earth work for both

April 26, 2023

Hicks Ditch CDD

Phases 1A and 1B will be happening simultaneously because of the ponds and the configurations. Ms. Sandy asked if construction for just Phase 1A is around July of next year. Mr. Iorio stated correct, that is the timeline and schedule. He noted a contractor has been lined up and project has been bid competitively.

B. Engineer

Mr. Flint stated that the District Engineer was not present.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financial statements through the end of March. He stated there is no action required on the financials but if the Board has any comments, those can be discussed.

ii. Ratification of Funding Requests No 2-5

Mr. Flint stated these funding requests have been sent to the developer under the developer funding agreement and asked the Board to ratify the funding agreements.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Funding Requests No. 2-5, were ratified.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion of adjournment.

On MOTION by Mr. Beasley, seconded by Mr. Iorio, with all in favor, the meeting was adjourned.

April 26, 2023

Hicks Ditch CDD

George Flint
Secretary/Assistant Secretary

Tony Lorio
Chairman/Vice Chairman