

**MINUTES OF MEETING  
HORSESHOE CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Horseshoe Creek Community Development District was held Wednesday, **September 18, 2024**, at 1:00 p.m. at the Lake Alfred Library, 245 N. Seminole Avenue, Lake Alfred, Florida.

Present and constituting a quorum:

Tony Iorio  
Doug Beasley  
Rocky Owen  
Tom Franklin

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

George Flint  
Michelle Rigoni *by phone*  
Kathy Leo *by phone*

District Manager, GMS  
District Counsel, Kutak Rock  
GAI Engineering

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Iorio called the meeting to order at 1:00 p.m. and called the roll. Four Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint noted there were no members of the public present.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Supervisors**

Mr. Flint stated the initial Landowner's Election for the District took place on August 21, 2024 and as a result the five members of the Board were elected again. Mr. Flint administered the oath of office to the elected officers prior to the meeting today.

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**B. Consideration of Resolution 2024-29 Canvassing and Certifying the Results of the Landowners' Election**

Mr. Flint stated this resolution canvasses and certifies the results of the Landowner's Election and the Board is sitting as the canvassing Board for purposes of certifying the election results. Mr. Iorio received 400 votes, Mr. Beasley 400 votes, Mr. Lonas 399, Mr. Franklin 399 and Mr. Owen 399 and as a result Mr. Iorio and Mr. Beasley will serve 4-year terms and the other three Board members 2-year terms.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-29 Canvassing and Certifying the Results of the Landowner's Election, was approved.

**C. Election of Officers**

**D. Consideration of Resolution 2024-30 Electing Officers**

Mr. Flint stated Chapter 190 requires the election of officers. Mr. Iorio recommended himself for Chairperson and Doug Beasley as Vice Chair, George Flint and the other three Board members as Assistant Secretaries, Jill Burns as Treasurer, Katie Costa and Darrin Mossing as Assistant Treasurers.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-30 Electing Officers - Appointing Tony Iorio Chairperson, Doug Beasley Vice Chair, George Flint and the other 3 Board Members Assistant Secretaries, Jill Burns Treasurer, and Katie Costa and Darrin Mossing Assistant Treasurers, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the July 17, 2024  
Board of Supervisors Meeting and August  
21, 2024 Landowners Meeting**

Mr. Flint presented the minutes from the July 17, 2024 Board of Supervisors meeting and minutes from the August 21, 2024 Landowners meeting. He asked the Board for any comments or corrections. Mr. Iorio stated he had no changes and motioned to approve the minutes.

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On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Minutes of the July 17, 2024 Board of Supervisors Meeting and the August 21, 2024 Landowner's Meeting, was approved.

**FIFTH ORDER OF BUSINESS****Public Hearings****A. Public Hearing on the Imposition of Special Assessments**

Mr. Flint noted all of these hearings were authorized to be advertised. The first public hearing is related to imposition of special assessments. He asked for a motion to open the public hearing.

On MOTION by Mr. Owen, seconded by Mr. Franklin, with all in favor, Opening the Public Hearing, was approved.

**i. Presentation of Affidavit of Publication and Affidavit of Mailing of Notices**

Mr. Flint noted the affidavit of publication was advertised on August 27<sup>th</sup> and September 3<sup>rd</sup> as well as a mailed notice being sent to the two landowners.

**ii. Presentation of Engineer's Report**

Ms. Leo stated a copy of the report is in the agenda package. The draft date was July 17, 2024. The total number of units is 1,310 units consisting of a mixture of 50 ft. lots and townhome lots. The infrastructure is proposed to be owned and maintained by a few different agencies listed in table 2. Permits are in process with many of them received. It will be developed in multiple phases. The last page is the cost estimate which shows nine phases. The total cost for the project estimated currently is \$74,847,774.

Ms. Rigoni asked if there have been any changes to this report since the report was presented at the declaring special meeting. Ms. Leo noted no changes. Ms. Rigoni asked if the cost estimates are still reasonable and proper for a project of this size of scope. Ms. Leo noted yes, it is. Ms. Rigoni asked if there is any reason to believe the District cannot carry out any of the project at this time. Ms. Leo stated not that she is aware of. Mr. Rigoni noted this will be approved as part of the resolution.

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**iii. Presentation of Master Assessment Methodology**

Mr. Flint noted this has not changed. The Board saw this when they declared the intent to levy assessments and set the hearing. Table 1 reflects the development plan 1,310 units. Table 2 is the capital improvement program approximately \$75M. Table 3 is a conservative bond sizing and resulting in a par amount of \$98,070,000. Table 4 shows the benefit based on improvement costs by product type and per unit. Table 5 demonstrates benefit based on par amount by product type and per unit. Table 6 shows if 100% of the improvements were funded under the very conservative parameters and bond sizing what the per unit annual assessment would be, both net and gross and what the par per unit would be. They don't anticipate that they are going to issue that much. Table 7 is the preliminary assessment roll. The sketch and legal description are attached.

Ms. Rigoni asked George for the record in his professional opinion, did the District lands receive a special benefit from the master project? Mr. Flint noted yes. Ms. Rigoni asked if the special assessments are reasonably and fairly allocated to the land subject to the assessment. Mr. Flint noted yes. She asked if it is reasonable, proper and just to assess the cost of the master project against the lands in the District in accordance of the methodology. Mr. Flint stated yes. Ms. Rigoni asked if the assessed land will receive special benefits at least equal to or in expense of the special assessments as levied under the methodology. Mr. Flint noted yes, they will. She asked for Board members to consider and approve each of the reports by motion and vote.

**iv. Public Comment, Testimony and Board Discussion**

Mr. Flint noted for the record there are no members of the public present to provide comment or testimony.

**v. Consideration of Resolution 2024-31 Levying Special Assessments**

Mr. Rigoni presented Resolution 2024-31 Levying Special Assessments.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2024-31 Levying Special Assessments, was approved.

Mr. Flint asked for a motion to close the public hearing.

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On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearing, was approved.

**B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments**

Mr. Flint noted this is the 197 hearing which allows the District to use the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem assessments. It basically allows the District to use the tax bill as a collection method for the O&M and debt assessments. He asked for a motion to open the hearing.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted for the record there are no members of the public present to provide comment or testimony.

**i. Presentation of Affidavit of Publication of Notice**

Mr. Flint noted the affidavit of publication is included. There are four consecutive notices a week apart that are ran for this hearing.

**ii. Public Comment and Board Discussion**

Mr. Flint noted there are no members of the public present for provide comment.

**iii. Consideration of Resolution 2024-32 Expressing the District's Intent to Utilize the Uniform Method of Collection.**

Mr. Flint noted this expresses the District's intent to utilize the Uniform Method of Collection.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-32 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

Mr. Flint asked for a motion to close the hearing.

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On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Closing the Public Hearing, was approved.

**C. Public Hearing on the Adoption of District Rules of Procedure**

Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Opening the Public Hearing, was approved.

**i. Presentation of Affidavit of Publication of Notice**

Mr. Flint stated the hearing is open. At the Organizational Meeting the Board was provided the draft set of rules of procedure that have not changed between then and now. It does require a rule hearing under statute which requires a 29 and 28 day notice to be run. The affidavit of publication is included.

**ii. Public Comment and Board Discussion**

Mr. Flint stated there are no members of the public present to provide comment or testimony.

**iii. Consideration of Resolution 2024-33 Adopting the Rules of Procedure**

Mr. Flint presented Resolution 2024-33 Adopting the Rules of Procedure and asked for any comments or questions on the rules or the resolution.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-33 Adopting the Rules of Procedure, was approved.

Mr. Flint asked for a motion to close the hearing.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, Closing the Public Hearing, was approved.

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**D. Public Hearings on the Adoption of the Fiscal Year 2023/2024 and 2024/2025 Budgets**

Mr. Flint noted this hearing deals with the current FY24 budget and the budget for next year starting October 1<sup>st</sup>. He asked for a motion to open the public hearing.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Opening the Public Hearing, was approved.
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**i. Presentation of Affidavit of Publication of Notice**

Mr. Flint stated there are two notices that have to be ran in the paper and a combined notice was done for both years.

**ii. Public Comment and Board Discussion**

Mr. Flint noted there are no members of the public present to provide comment.

**iii. Consideration of Resolution 2024-34 Adopting the District's Fiscal Year 2023/2024 Budget and Appropriating Funds**

Mr. Flint presented Resolution 2024-34 which adopts the current fiscal year budget that ends at the end of September. Attached to the resolution is the proposed budget that the Board saw previously. The expenses for the current year have been prorated. The revenue and expenses total \$36,801. It contemplates a Developer Funding Agreement as the funding source.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2024-34 Adopting the District's Fiscal Year 2023/2024 Budget and Appropriating Funds, was approved.
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**iv. Consideration of Resolution 2024-35 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds**

Mr. Flint presented Resolution 2024-35 that deals with adoption of next year's budget starting on October 1<sup>st</sup>.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Resolution 2024-35 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.
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Mr. Flint asked for a motion to close the public hearing.

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On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, Closing the Public Hearing, was approved.

## **SIXTH ORDER OF BUSINESS**

### **Ranking of Proposals for District Engineering Services and Authorization to Issue Notice of Intent to Award and Enter Negotiations with Number One Ranked Firm**

Mr. Flint stated at the Organizational Meeting the Board hired GAI as the interim District Engineer and then authorized an RFQ for district engineering services. A notice was run and one response was received from GAI. The Board can reject it and rebid or accept the proposal received. A ranking sheet was approved and Counsel wants the Board to complete the ranking. He suggested awarding all of the points except for the minority business. It resulted in a score of 95 with a ranking of 1.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, the Ranking of Proposals for District Engineering Services and Authorization to Issue Notice of Intent to Award and Enter Negotiations with Number One Ranked Firm - GAI, was approved.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Rigoni noted now that they have completed the assessment process and have adopted the Bond Authorization Resolution, the next step would be to prepare and file a complaint for validation of bonds and assessments.

#### **B. Engineer**

Ms. Leo thanked the Board for the selection. She had nothing else to report.

#### **C. District Manager's Report**

##### **i. Adoption of District Goals and Objectives**

Mr. Flint updated the Board on the requirement of Special Districts to approve goals and objectives by October 1<sup>st</sup>. GMS has recommended some goals and objectives. Each year the Board



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would consider these as part of the budget process. How the District performs against these goals and objectives will be posted on the Districts website in December 2025.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Adoption of District Goals and Objectives, was approved.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked the Board for adjournment.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman