

**MINUTES OF MEETING  
BUCKEYE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Buckeye Park Community Development District was held on Tuesday, April 14, 2020 at 1:00 p.m., at the Palmetto Library, 923 6<sup>th</sup> Street West, Palmetto, Florida 34221.

**Present and constituting a quorum:**

Dale "Chip" Jones	Chairperson
Scott Campbell	Vice Chairperson
Adam Lerner	Assistant Secretary
Leah Popelka	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Scott Steady	District Attorney

**Audience:**

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE  
TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

District Manager James P. Ward called the meeting to order at approximately 1:07 p.m. He stated with the State of Emergency in Florida, and pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was held utilizing communication media technology due to the current COVID-19 public health emergency. He indicated all Members of the Board and Staff were on audio or video conferencing; there were no individuals present at the meeting room which was advertised for this meeting. He asked all present to state their name prior to speaking or making a motion to ensure accuracy of the Minutes. He called the roll; all Members of the Board were present at roll call constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**July 19, 2019 Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions for the July 19, 2019 Regular Meeting Minutes. Hearing none, he called for a motion.

**On MOTION made by Mr. Chip Jones, seconded by Mr. Adam Lerner, and with all in favor, the July 19, 2019 Regular Meeting Minutes were approved.**

### THIRD ORDER OF BUSINESS

### Consideration of Resolution 2020-1

**Consideration of Resolution 2020-1 approving the proposed budget for Fiscal Year 2021 and setting a public hearing thereon pursuant to Florida Law; providing for severability; providing for conflict and providing for an effective date.**

Mr. Ward explained Resolution 2020-1 approved the proposed budget for Fiscal Year 2021, and set the public hearing for Tuesday, July 14, 2020 at 1:00 p.m. at the Palmetto Library, 936 6<sup>th</sup> Street West, Palmetto, Florida 34221. He stated the Resolution also indicated if the State was still within a State of Emergency pursuant to the two Executive Orders, or future Executive Orders by the Governor, the Meeting would be held via telecommunication technology and all Members of the Board and Staff would be present telephonically.

*Mr. Ward: The budget before you is basically the same as what it was in the prior year for your General Fund. It is up about \$2,000 dollars over what it was in the prior year. Obviously, with the Debt Service Fund that has not changed from what it was in the prior year. The one major change, and I know Mr. Steady is on the phone with us, is with respect to Lot 2, Rosemont Holdings, and I think it would be appropriate if Scott would like to take a few moments and go through the solution or workout that has occurred on Lot 2 during this interim period as it relates to your budget and other matters.*

*Mr. Scott Steady: Hello everyone. I know Chip, Scott Campbell and Jim are aware of what's transpired, but I'll just make sure it's on the record and for the other board members. Lot 2 has basically been in arrears. They haven't made their payments. Long story short: It's a foreign buyer that bought the tax certificate years ago and apparently the local contact hasn't been coordinating with them but since then, to cut to the chase, we've entered into basically a settlement with Lot 2 for Rosemont Holdings. They have transmitted payments of basically their debt service capital, the capital amount of the debt service to bring it current, as well as the outstanding 2019 O and M. They have made those two payments. It's understood that the debt service interest is going to be waived. Just before this meeting, the other part of the settlement was that they were going to bring current the 2017, 2018, and 2019 ad valorem taxes. Working with their attorney, they have transmitted the payment to the tax collector. Two of those years have indicated they have been paid. 2017 has still not been paid. I just emailed their attorney saying that one year of ad valorem still has not been paid, even though the check has been sent for the tax collector. When that gets cleared up, the settlement provides that I would then file a release of lien because we have been filing every year these arrears, the amount that's been accruing, so we would file a release of the lien showing that basically the property is current, but still subject to future O and M and the future debt payments. I'm still waiting to confirm that payment and once that's confirmed I'll email, and I will definitely email Chip, Scott and Jim. At that point we will file the release and will then transmit an executed escrow agreement as kind of a belt and suspenders. The attorney for Rosemont is going to hold a quick claim deed in escrow and as long as the debt service payments are made, every year sending – and Jim just a reminder, and I will try to remind you again – there are three addresses that this debt service payment off-roll goes to, and as long as they make that payment everything will be fine. Otherwise, the quit claim deed will be released and recorded. I wanted to get all that on the record and*

*answer any questions, but at the next – Jim and I talked about it – I will have a resolution for the next Board Meeting, even if it is a couple of months from now, documenting all this, ratifying it. I believe, just to make sure everything’s wrapped up. Chip did sign the escrow agreement as chair. Again, I think it’s all appropriate, but we will have a formal approval at the next meeting to ratify this, but of course just as a final comment, the bond holder is fully informed of what we have done, so unless there are any questions, we are close to resolving it, but not quite there yet.*

Mr. Ward asked if there were any questions; there were none.

*Mr. Chip Jones: The Budget is consistent with some of the requests and changes I had made? That was a question.*

*Mr. Ward: Yes, it is consistent with every comment you had made on the Budget.*

**On MOTION made by Mr. Chip Jones, seconded by Ms. Leah Popelka, and with all in favor, Resolution 2020-1 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Acceptance of Audited Financial Statement**

**Acceptance of the Audited Financial Statement for the Fiscal Year ended September 30, 2019.**

Mr. Ward stated the Audited Financial Statements for Fiscal Year ended September 30, 2019 were enclosed in the Agenda Packet. He indicated they were completed and filed as a matter of law as of the date of the report: November 20, 2019. He noted the Audited Financial Statements were consistent in all respects with the Audit from the prior year, including the Notes to Financial Statements. He asked if there were any questions; there were none.

**On MOTION made by Mr. Chip Jones, seconded by Mr. Adam Lerner, and with all in favor, the Audited Financial Statements were accepted.**

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

I. Attorney

No report.

II. Manager

- a) Financial Statement for the period ended October 31, 2019 (unaudited)
- b) Financial Statement for the period ended November 30, 2019 (unaudited)
- c) Financial Statement for the period ended December 31, 2019 (unaudited)
- d) Financial Statement for the period ended January 31, 2020 (unaudited)
- e) Financial Statement for the period ended February 29, 2020 (unaudited)
- f) Financial Statement for the period ended March 31, 2020 (unaudited)

No report.

**SIXTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

*Mr. Ward: There are no members of the audience that I am aware of on the phone. Anything from the Board?*

*Mr. Jones: I just wanted to mention that we are coming up on the five-year anniversary of the stormwater pond recertification required by the Water Management District. Work has already started. I had an engineer do an inspection. I have work that he has pointed out being completed. I will have all of that wrapped up by the end of April, but it's due by July, so we will be well ahead of schedule. That's it.*

*Mr. Ward: Anything from the Board? Hearing none, a motion to adjourn would be in order.*


**SEVENTH ORDER OF BUSINESS**

**Adjournment**


Mr. Ward adjourned the meeting at approximately 1:20 p.m.

On MOTION made by Mr. Chip Jones, seconded by Mr. Scott Campbell, and with all in favor, the meeting was adjourned.

ATTEST:

  
James P. Ward, Secretary

Buckeye Park Community Development District

  
Dale Jones, Chairman