

**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, July 14, 2020 at 1:00 p.m., at the Palmetto Library, 923 6th 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 1:02 p.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-112, 20-114, and 20-150 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, and June 23, 2020, 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 explained all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to state their names for the record prior to speaking. He conducted roll call; all Members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

April 14, 2020 Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions for the April 14, 2020 Regular Meeting Minutes. Hearing none, he called for a motion.

On MOTION made by Mr. Chip Jones, seconded by Mr. Scott Campbell, and with all in favor, the April 14, 2020 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

PUBLIC HEARINGS

Mr. Ward indicated the primary purpose of today’s meeting was to conduct two public hearings with respect to the Fiscal Year 2021 Budget for the District.

a. PUBLIC HEARING – FISCAL YEAR 2021 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Mr. Chip Jones, seconded by Mr. Scott Campbell, and with all in favor, the Public Hearing was opened.

Mr. Ward stated this was the opportunity for any members of the public present by phone or video conference to ask questions or make comments with respect to the Budget. He asked if there were any public comments or questions with respect to the Fiscal Year 2021 Budget; hearing none, he called for a motion to close the public hearing.

On MOTION made by Mr. Scott Campbell, seconded by Ms. Leah Popelka, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any Board comments or questions.

Mr. Chip Jones asked if there was still money in the Budget for off-duty police security. Mr. Ward responded in the affirmative; there was \$6,500 dollars in the budget for security. He noted this was increased from \$3,000 dollars in the previous year’s budget.

Mr. Chip Jones: We have been having a lot of problems out there, just as a note, and I am going to have to be installing some trespassing signs. I assume there is some budget number for that, but of course that doesn’t kick in until October 1, right?

Mr. Ward: Correct. We do have a small contingency of \$1,000, but based upon the way this District is funded, if we need to do that, that’s obviously something we can do since we are having bond holders fund a significant portion of this Budget anyway. He asked if there were any other questions; there were none.

III. Consideration of Resolution 2020-2 adopting the annual appropriation and Budget for Fiscal Year 2021

Mr. Ward called for a motion for Resolution 2020-2.

On MOTION made by Ms. Leah Popelka, seconded by Mr. Adam Lerner, and with all in favor, Resolution 2020-2 was adopted, and the Chair was authorized to sign.

b. FISCAL YEAR 2021 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY AND SETTING AN OPERATIONS AND MAINTENANCE CAP FOR NOTICE PURPOSES ONLY

Mr. Ward indicated this public hearing was related to the imposition of the special assessments, adoption of an assessment roll and approving the methodology, followed by an operation and maintenance cap for notice purposes.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Mr. Scott Campbell, seconded by Mr. Chip Jones, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any public comments or questions; hearing none, he called for a motion to close the Public Hearing.

On MOTION made by Ms. Leah Popelka, seconded by Mr. Chip Jones, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward: Resolution 2020-3 approves the District's General Fund for Fiscal Year 2021, certifies the assessment roll, approves the methodology for next year and approves the way in which we levy assessments on the tax rolls which would be consistent with what we have done in the prior years with the exception of the Rosemont Holdings which would now go back on the tax roll for the General Fund and we will be doing the off-roll billing for their debt service in the coming year.

Mr. Scott Campbell: That all is in accordance with the settlement that we reached with them correct?

Mr. Ward: Correct. He asked if there were any other questions.

Mr. Chip Jones: Have we made the adjustment to not put any assessments on the 41 acres by the County? Was that last year?

Mr. Ward: We did that two years ago.

There were no additional questions or comments.

III. Consideration of Resolution 2020-3 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology

On MOTION made by Mr. Adam Lerner, seconded by Mr. Chip Jones, and with all in favor, Resolution 2020-3 was adopted, and the Chair was authorized to sign.

IV. Consideration of Resolution 2020-4 setting an operations and maintenance cap for notice purposes only

Mr. Ward: Next Resolution was not an essential resolution, but a recommended resolution. This establishes an operations cap. There is an exhibit to the resolution that has the cap rates in it for all lots going forward. It just simply means that I don't [have to send mailed notice] each year to adopt the General Fund Operating and Maintenance Assessments. If we at some point go over the cap rate, then we will do a mailed notice again. He asked if there were any questions.

Mr. Chip Jones asked for clarification of the Resolution.

Mr. Ward: When you adopt an operating rate each year, there is a method that we can establish what's called a "cap rate." A cap rate is an amount somewhere over your Fiscal Year 2021 rate that in future years, if we are under this adopted cap rate, the District doesn't have to send mailed notice to all property owners in the District of what their assessment rates will be for the next year. Until we hit that cap rate, at that point, then I would send mailed notice again to all property owners. That's all it really means. Next year, if we are under these rates, I don't have to send a letter out. If we went over it, I would send a mailed notice out to them prior to the public hearing.

Mr. Jones: Are you adopting a particular cap rate or adopting the methodology to use a cap rate?

Mr. Ward: We are adopting a specific cap rate. It's an exhibit to the resolution itself. It has a specific number in it. For example, I'll just take the first one, Realty Income Properties. Their rates for this year at the FedEx property is \$26,547.81; their cap rate is \$29,202.59, etc., on down the line. If we go over the \$29,000 dollars, then we send them mailed notice again.

On MOTION made by Mr. Chip Jones, seconded by Mr. Scott Campbell, and with all in favor, Resolution 2020-4 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Resolution 2020-5

Consideration of Resolution 2020-5 designating dates, time, and location for regular meeting of the Board of Supervisor's for Fiscal Year 2021

Mr. Ward stated Resolution 2020-5 set the Board Meeting dates, times and locations for Fiscal Year 2021. He noted the dates, times and locations were not fixed and could be changed, added to, or subtracted from as the Board deemed appropriate. He indicated Meetings were scheduled for 1:00 p.m. at the Palmetto Library. Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Scott Campbell, seconded by Ms. Leah Popelka, and with all in favor, Resolution 2020-5 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Staff Reports

I. Attorney

No report.

II. Manager

- a) Financial Statement for the period ended April 30, 2020 (Unaudited)
- b) Financial Statement for the period ended May 31, 2020 (Unaudited)

No report.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any audience comments; there were none. He asked if there were any Supervisor's requests.

Mr. Chip Jones: As mentioned, we have been having a lot of trespassing, a lot of motorcycles riding on the site. I'm working with the Sherriff's Department at Manatee. We are looking to do a waiver. I might need your help on that Jim. Basically, we want to provide a waiver to one of the local residents that abuts the property because the Sherriff's Department has taken the position, unless I show up personally, they cannot trespass anybody, which I find to be completely ridiculous, but they have taken a very hard line of that's what they are going to do. By providing a waiver to a neighbor, she or he could show up in our stead and we could trespass, and then we could start to get on top of the situation. That's just kind of an update and a heads up on what may be coming down the line.

Mr. Ward: Okay. Sounds good to me, we can handle that. Any other questions from the Board?

Mr. Scott Campbell: Chip, we had talked about lot 2, the Rosemont piece, and the maintenance of it?

Mr. Chip Jones: Yes. Lot 2, the owners, I think they had a prior guy kind of helping manage the thing, and he may not be involved anymore. But I can send you a picture, Jim, that shows their lot. It is very overgrown. It is probably waist high, so we probably ought to send a note. I can help you help them by providing a name of somebody to help them mow it, but it does need to be maintained at least, at a minimum, on a quarterly basis.

Mr. Ward: Okay. If you send that to me – I don't know the owner, but I do know his attorney relatively well and I will give her a call. I think Scott worked with her also on the settlement you all just did, so, I'll be glad to do that.

Mr. Chip Jones: Perfect. We can just send the message through the attorney to them. They seem to be fairly cooperative, so that might be all we need to do.

Mr. Ward: Yes. As you suggested, he had a property manager who was not the most diligent in handling things, but I think he's gone, so we will work with their attorney and try to get a new relationship established for you. He asked if there were any additional questions or comments; there were none.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 1:22 p.m.

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

ATTEST:

Buckeye Park Community Development District



James P. Ward, Secretary



Scott Campbell, Chairman

Mr. Chip Jones: Perfect. We can just send the message through the attorney to them. They seem to be fairly cooperative, so that might be all we need to do.

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Buckeye Park Community Development District

James P. Ward, Secretary

Dale Jones, Chairman