

**MINUTES OF MEETING
FOX BRANCH RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Fox Branch Ranch Community Development District held a Public Hearing and Regular Meeting on August 9, 2023 at 9:30 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808.

Present at the meeting were:

Bill Fife	Chair
Mary Moulton	Vice Chair
John (JC) Nowotny	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Ashley Ligas (via telephone)	Kutak Rock LLP
Chris Brown (via telephone)	District Engineer
Thomas Prince	Leland Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 9:30 a.m.

Supervisors Fife, Moulton and Nowotny were present. Supervisors Tyree and Martin were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Lauren Martin, Seat 5 (Term Expires November 2024)

On MOTION by Mr. Fife and seconded by Ms. Moulton, with all in favor, the resignation of Ms. Lauren Martin, was accepted.

FOURTH ORDER OF BUSINESS

Consideration of Appointment to Fill Unexpired Term of Seat 5

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided in a separate package)**
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - B. Membership, Obligations and Responsibilities**
 - C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
 - D. Form 8B – Memorandum of Voting Conflict**

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Designating Certain Officers of the District, and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2023-05, Relating to the Annual Appropriation and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Kantarzhi stated that the proposed Fiscal Year 2024 budget is the same as the version presented in May.

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, Resolution 2023-05, Relating to the Annual Appropriation and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2023/2024
Budget Funding Agreement**

Mr. Fife asked Staff to confirm the Developer’s address.

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the Fiscal Year 2023/2024 Budget Funding Agreement with Forestar (USA) Real Estate Group Inc., in substantial form, subject to Staff confirming the Developer’s address, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2023/2024 and Providing an Effective Date**

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, Resolution 2023-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2023

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of April 12, 2023 Regular Meeting Minutes

The following change was made:

Line 21: Change "Access Management" to "Leland Management"

On MOTION by Mr. Fife and seconded by Ms. Moulton, with all in favor, the April 12, 2023 Regular Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: KE Law Group, PLLC

Mr. Earlywine stated that the bond issue is scheduled for the first quarter of next year.

B. District Engineer: Dewberry Engineers, Inc.

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **0 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: September 13, 2023 at 9:30 AM**
 - **QUORUM CHECK**

The next meeting will be September 13, 2023, unless canceled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments


There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the meeting adjourned at 9:40 a.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair