

**MINUTES OF MEETING
BENTON HILLS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Benton Hills Community Development District held a Special Meeting on September 7, 2023 at 11:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

Present at the meeting were:

Martha Schiffer	Vice Chair
Chris Torres	Assistant Secretary
George Hernandez	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jonathan Johnson (via telephone)	District Counsel
Brian Crumbaker (via telephone)	Bond Counsel
Brian Malmberg	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:32 a.m.

Supervisors Torres, Hernandez and Schiffer were present. Supervisors Noble and Supervisor-Elect Babcock were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to
Supervisor Chris Babcock (the following
will be provided in a separate package)**

Ms. Suit stated, as Mr. Babcock is not present, this item will be carried over to the next agenda.

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**

FOURTH ORDER OF BUSINESS

Presentation of First Supplemental Engineer's Report

Mr. Malmberg presented the First Supplemental Engineer's Report dated September 2023.

FIFTH ORDER OF BUSINESS

Presentation of First Supplemental Special Assessment Methodology Report

Ms. Suit presented the First Supplemental Special Assessment Methodology Report, dated September 7, 2023, and noted the pertinent data.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2023 (Area One Assessment); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update This Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Mr. Johnson presented Resolution 2023-06, known as a Supplemental Assessment Resolution; it accomplishes the following:

- Approves and authorizes the District Manager to attach preliminarily and, in their final form, the two Reports that were just presented.
- Authorizing the attachment of the various sources and uses and final debt service schedule once the bonds are priced.

On MOTION by Mr. Torres and seconded by Mr. Hernandez, with all in favor, Resolution 2023-06, Setting Forth the Specific Terms of the District’s Special Assessment Bonds, Series 2023 (Area One Assessment); Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update This Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Authorizing the Issuance of its Benton Hills Community Development District Special Assessment Bonds, Series 2023 (Assessment Area One Project) (the "Series 2023 Bonds"); Determining Certain Details of the Series 2023 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2023 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Series 2023 Bonds and Awarding the Series 2023 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a

Preliminary Limited Offering Memorandum Relating to the Series 2023 Bonds and Its Use by the Underwriter In Connection with the Offering for Sale of the Series 2023 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2023 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2023 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2023 Bonds; Making Certain Declarations; Providing an Effective Date and for Other Purposes

Mr. Crumbaker presented Resolution 2023-07, known as the Delegation Resolution; it accomplishes the following:

- Authorizes the issuance of the Series 2023 Bonds and a not-to-exceed amount of \$7.5 million to finance the Assessment Area One Project.
- Delegates authority to the Board Chair, Vice Chair and District Staff to undertake certain actions with regard to the marketing and sale of the Series 2023 Bonds.
- Approves the form of First Supplemental Indentures and incorporates specific terms with respect to the bonds being issued in 2023.
- Authorizes the negotiated sale of the Series 2023 Bonds by the Underwriter, with certain limitations.
- Approves the Bond Purchase Contract.
- Approves certain parameters that, if not exceeded, the District Chair is authorized to proceed with the execution of the Bond Purchase Contract.
- Approves the form of Preliminary Limited Offering Memorandum and the Continuing Disclosure Agreement.

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, Resolution 2023-07, Authorizing the Issuance of its Benton Hills Community Development District Special Assessment Bonds, Series 2023 (Assessment Area One Project) (the "Series 2023 Bonds"); Determining Certain Details of the Series 2023 Bonds and Establishing Certain Parameters for the Sale Thereof; Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2023 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Series 2023 Bonds and Awarding the Series 2023 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2023 Bonds and Its Use by the Underwriter In Connection with the Offering for Sale of the Series 2023 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2023 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2023 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2023 Bonds; Making Certain Declarations; Providing an Effective Date and for Other Purposes, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2023

On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.

TENTH ORDER OF BUSINESS

Approval of July 20, 2023 Public Hearing and Regular Meeting Minutes

On MOTION by Ms. Schiffer and seconded by Mr. Hernandez, with all in favor, the July 20, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: Kutak Rock LLP**
- B. **District Engineer: Coastal Engineering Associates, Inc.**

There were no reports from District Counsel or the District Engineer.

- C. **District Manager: Wrathell, Hunt & Associates, LLC**

- **NEXT MEETING DATE: October 19, 2023 at 11:30 AM**
 - **QUORUM CHECK**

Whether the October meeting will be held is to be determined.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Torres and seconded by Ms. Schiffer, with all in favor, the meeting adjourned at 11:45 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair