

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

The Board of Supervisors of the Benton Hills Community Development District held a Regular Meeting on March 21, 2024 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:

Garth Noble
Martha Schiffer
Megan Germino
John Kakridas

Chair
Vice Chair
Assistant Secretary (appointed at meeting)
Assistant Secretary (appointed at meeting)

Also present:

Kristen Suit
Wes Haber (via telephone)
Brian Malmberg (via telephone)

District Manager
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

**Call to Order/Roll Call/Notice Regarding
Board Resignations and Vacancies**

Ms. Suit called the meeting to order at 11:33 a.m., and stated Supervisors Noble and Schiffer were present, as well as Ms. Megan Germino and Mr. John Kakridas, whom the Board will appoint shortly.

In response to Ms. Suit's question, Mr. Haber stated the only business the two Board Members present can legally take, without a quorum, is to appoint a third Board Member, have Staff swear that person in and then appoint the fourth.

SECOND ORDER OF BUSINESS

**Consider Appointment of Megan Germino
to Fill Unexpired Term of Seat 2; Term
Expires November 2026**

Ms. Schiffer nominated Ms. Megan Germino to fill Seat 2. No other nominations were made.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, the appointment of Ms. Megan Germino to Seat 2, was approved.

- **Administration of Oath of Office (the following will be provided in a separate package)**
Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Megan Germino. Ms. Germino is familiar with the following:
 - A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - B. **Membership, Obligations and Responsibilities**
 - C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Office**

THIRD ORDER OF BUSINESS

Public Comments

There were no public comments.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2024

Mr. Noble nominated Mr. John Kakridas to fill Seat 3. No other nominations were made.

On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, the appointment of Mr. John Kakridas to Seat 3, was approved.

- **Administration of Oath of Office**
Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. John Kakridas. Ms. Suit stated Mr. Kakridas has served on several Boards and is familiar with the contents of the Supervisor packet.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2024

- **Administration of Oath of Office**

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Appointing and Removing Officers of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2024-01. The slate of officers was as follows:

Megan Germino	Assistant Secretary
John Kakridas	Assistant Secretary

No other nominations were made.

George Hernandez	Assistant Secretary
Chris Torres	Assistant Secretary
Chris Babcock	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Garth Noble	Chair
Martha Schiffer	Vice Chair
Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Jeff Pinder	Treasurer
Craig Wrathell	Assistant Treasurer

<p>On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, Resolution 2024-01, Appointing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.</p>

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-02,
Designating a Date, Time and Location for
a Landowners' Meeting of the District, and
Providing for an Effective Date**

Ms. Suit presented Resolution 2024-02.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2024-02, Designating a Date, Time and Location of November 5, 2024 at 9:00 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604, for a Landowners' Meeting of the District, and Providing for an Effective Date, 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**

Ms. Suit presented Resolution 2024-03.

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2023-03, Designating the offices of Wrathell Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and a location in Hernando County as the Principal Headquarters of the District, and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of January 31, 2024**

On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, the Unaudited Financial Statements as of January 31, 2024, were accepted.

TENTH ORDER OF BUSINESS

**Approval of September 7, 2023 Special
Meeting Minutes**

On MOTION by Ms. Schiffer and seconded by Mr. Kakridas with all in favor, the September 7, 2023 Special 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: April 18, 2024 at 11:30 AM**

- **QUORUM CHECK**

The April 18, 2024 meeting will be canceled. The next meeting will be held on May 16, 2024, wherein the proposed Fiscal Year 2025 budget will be presented.

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 Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 11:43 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair