

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

The Board of Supervisors of the Benton Hills Community Development District held a Regular Meeting on May 16, 2024 at 11:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

Present were:

Garth Noble
Martha Schiffer
Megan Germino

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Jere Earlywine (via telephone)
Bennett Davenport (via telephone)
Brian Malmberg (via telephone)
Ryan Snyder

District Manager
District Counsel
Kutak Rock LLP
District Engineer
Meritage

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 12:01 p.m.

Supervisors Noble, Schiffer and Germino were present. Supervisor Kakridas was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

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

This item was deferred.

- **Administration of Oath of Office (the following will be provided in a separate package)**
 - 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**

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-05,
Electing and Removing Officers of the
District and Providing for an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-06,
Approving a Proposed Budget for Fiscal
Year 2024/2025 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing for an Effective
Date**

Ms. Suit presented Resolution 2024-06. She reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Mr. Earlywine stated that the proposed Fiscal Year 2025 budget can be approved today for the purposes of setting the public hearing, subject to Staff and the Chair further directing how the assessment levels will be determined with respect to the unplatted property, with the platted lots being noticed of the \$1,113 Operation and Maintenance (O&M) assessment amount and the unplatted lots being assessed either the \$1,113 amount or an Admin only assessment of \$372 or being funded via a Deficit Funding Agreement with the final decision being made at the public hearing.

On MOTION by Mr. Noble and seconded by Ms. Schiffer, with all in favor, Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025, subject to the specifications noted by Mr. Earlywine, and Setting a Public Hearing Thereon Pursuant to Florida Law ON August 15, 2024 at 11:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Ms. Suit presented Resolution 2024-07.

The following change was made to the Fiscal Year 2025 Meeting Schedule:

DATE: Delete June meeting

On MOTION by Ms. Schiffer and seconded by Mr. Noble, with all in favor, Resolution 2024-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

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

NINTH ORDER OF BUSINESS

Approval of March 21, 2024 Regular Meeting Minutes

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the March 21, 2024 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine introduced his colleague Mr. Bennett Davenport who will assist with District Counsel services.

Mr. Earlywine stated that a call will be scheduled to discuss the budget.

Discussion ensued regarding when bonds might be issued, how soon bonds can be issued, status of permitting and improvements, acquiring improvements, lot sales, etc.

B. District Engineer: Coastal Engineering Associates, Inc.

Mr. Malmberg discussed acquisition documents and completion paperwork.

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

- **NEXT MEETING DATE: June 20, 2024 at 11:30 AM**
 - **QUORUM CHECK**

The June 20, 2024 meeting will be canceled.

The July 18, 2024 meeting will be held only if necessary.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments


No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,
the meeting adjourned at 12:17 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair