

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

The Board of Supervisors of the Benton Hills Community Development District held a Regular Meeting on February 20, 2025 at 11:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

**Present:**

Martha Schiffer  
Megan Germino  
Harriet Stone  
Alexus James

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Kristen Suit  
Bennett Davenport (via telephone)  
Brian Malmberg  
Ashton Bligh (via telephone)

District Manager  
District Counsel  
District Engineer  
Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:33 a.m.

Supervisors Schiffer, Germino, and Supervisor-Elect Stone, were present. Supervisor Noble was not present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors [Seat 3 - Erika Filotas, Seat 4 - Martha Schiffer, Seat 5 - Harriet Stone] (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 Martha Schiffer and Harriett Stone.

Mr. Davenport explained the following items and discussed public records law and requests, keeping personal and CDD-related communications and documents separate from each other, etc.:

- 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****Acceptance of Resignation of Garth Noble  
[Seat 1]**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the resignation of Garth Noble from Seat 1, was accepted.**

**FIFTH ORDER OF BUSINESS****Consider Appointment to Fill Unexpired  
Term of Seat 1; Term Expires November  
2026**

Ms. Schiffer nominated Ms. Alexis James to fill Seat 1.

No other nominations were made.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the appointment of Ms. Alexis James to Seat 1, was approved.**

- **Administration of Oath of Office to Newly Appointed Supervisor**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Alexis James.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-01. The results of the Landowners' Election were as follows:

Seat 3	Erika Filotas	289 Votes	4-Year Term
Seat 4	Martha Schiffer	289 Votes	4-Year Term
Seat 5	Harriet Stone	280 Votes	2-Year Term

**On MOTION by Ms. Stone and seconded by Ms. Schiffer, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-02.

Ms. Schiffer nominated the following slate:

Martha Schiffer	Chair
Megan Germino	Vice Chair
Harriet Stone	Assistant Secretary
Alexus James	Assistant Secretary
Erika Filotas	Assistant Secretary

This Resolution removes the following from the Board:

Garth Noble	Chair
John Kakridas	Assistant Secretary

The following prior appointments to the Board remain unchanged by this Resolution:

Craig Wrathell	Secretary
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Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

**On MOTION by Ms. Schiffer and seconded by Ms. Stone, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

#### **EIGHTH ORDER OF BUSINESS**

#### **Presentation of Restated First Supplemental Engineer's Report**

Mr. Malmberg presented the Restated First Supplemental Engineer's Report, focusing on Assessment Area One. He noted the following:

- Assessment Area One is comprised of Phases 1 and 1A with a total of 269 units of various sizes.
- The 2025 Project relating to Assessment Area One includes, generally stated, public roadways, stormwater management, utilities, hardscape/landscape/irrigation, conservation, the differential cost of undergrounding electrical conduit, soft costs, etc.
- The 2025 Project Estimated Cost is \$ 14,518,211.
- The roadways and utilities will be turned over to the County for Operation and Maintenance (O&M) and the remaining items will be turned over to the CDD for O&M.

Mr. Davenport asked, and Mr. Malmberg responded to the following question:

**Mr. Davenport:** Can you confirm that the costs in the Engineer's Report are reasonable?

**Mr. Malmberg:** Yes. These costs are based on estimates of local projects of the same similar size and scope and they all are reasonable for the area we are working in.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Restated First Supplemental Engineer's Report, in substantial form, was approved.**

**NINTH ORDER OF BUSINESS****Presentation of Amended and Restated  
First Supplemental Special Assessment  
Methodology Report**

Ms. Suit presented the Amended and Restated First Supplemental Special Assessment Methodology Report. She noted the following:

- A total of 269 residential units of various sizes are anticipated in Assessment Area One; the overall estimated total number of units for the entire development is 659.
- The District intends to issue Series 2025 Special Assessment Bonds in the estimated principal amount of \$4,580,000 to fund an estimated \$4,066,352.50 in total Capital Improvement Plan (CIP) costs, with the balance of the CIP costs of \$10,451,858.50 anticipated to be contributed by the Developer.

Ms. Suit reviewed Tables 1 through 6, which detail the Development Plan, 2025 Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation, 2025 Project Cost Allocation, and Bond Assessment Apportionment.

Mr. Davenport asked, and Ms. Suit responded to the following question:

**Mr. Davenport:** Can you confirm that the assessments have been reasonably allocated in the Methodology?

**Ms. Suit:** Yes.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Amended and Restated First Supplemental Special Assessment Methodology Report, in substantial form, was approved.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03, Authorizing the Issuance of its Benton Hills Community Development District Special Assessment Bonds (Hernando County, Florida), Series 2025 (Assessment Area One Project) (the "Series 2025 Bonds"); Determining Certain Details of the Series 2025 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 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2025 Bonds and its Use by the Underwriter in Connection With the Offering for Sale of the Series 2025 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2025 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2025 Bonds; Making Certain Declarations; Repealing Resolution No. 2023-07; Providing an Effective Date and for Other Purposes**

Ms. Bligh presented Resolution 2025-03, known as the Delegation Resolution, which accomplishes the following:

- Amends and restates Resolution 2023-07, in its entirety.
- Serves as the Supplemental Resolution, which was contemplated when the original bond resolution was adopted in 2022.
- Contains various exhibit documents to sell one series of bonds for the primary purpose of providing funds for the Assessment Area One Project, as described in the Engineer's Report.
- Includes the First Supplemental Trust Indenture, Bond Purchase Contract, Preliminary Limited Offering Memorandum, Rule 15C-212 Certificate, and Continuing Disclosure Agreement.

- Contains the findings required by Florida law to have a private offering.
- Sets forth the parameters by which the bonds can be issued.
- Authorizes the Chair, Secretary or their respective designees to execute and deliver documents and instruments regarding the issuance of the Series 2025 bonds.
- Repeals the prior Delegation Resolution adopted in 2023.

In response to a question about the number of units in Assessment Area One, Ms. Bligh stated that she will ensure that the necessary numbers will be updated in the attached documents, where necessary.

Mr. Davenport noted that the documents attached to the Resolution are not in final form; they can be changed, updated and adjusted, as necessary.

**On MOTION by Ms. Stone and seconded by Ms. Schiffer, with all in favor, Resolution 2025-03, Authorizing the Issuance of its Benton Hills Community Development District Special Assessment Bonds (Hernando County, Florida), Series 2025 (Assessment Area One Project) (the "Series 2025 Bonds"); Determining Certain Details of the Series 2025 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 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Series 2025 Bonds and Awarding the Series 2025 Bonds to the Underwriter Named Therein; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum Relating to the Series 2025 Bonds and its Use by the Underwriter in Connection With the Offering for Sale of the Series 2025 Bonds; Approving the Execution and Delivery of a Final Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement; Providing for the Application of the Series 2025 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2025 Bonds; Making Certain Declarations; Repealing Resolution No. 2023-07; Providing an Effective Date and for Other Purposes, was adopted.**

#### ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2025; 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

Ms. Suit presented Resolution 2025-04 and read the title.

Mr. Davenport stated that the changes can be made, as necessary.

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, Resolution 2025-04, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2025; 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.

## **TWELFTH ORDER OF BUSINESS**

### **Consideration of Forms of Issuer's Counsel Documents**

Mr. Davenport presented the following:

- A. Collateral Assignment Agreements**
- B. Completion Agreement**
- C. Declaration of Consent**
- D. Disclosure of Public Finance**
- E. Notice of Special Assessments**
- F. True Up Agreement**



On MOTION by Ms. Schiffer and seconded by Ms. Stone, with all in favor, the Forms of Issuer's Counsel Documents, including the Collateral Assignment Agreements, Completion Agreement, Declaration of Consent, Disclosure of Public Finance, Notice of Special Assessments, and True Up Agreement, all in substantial form, were approved.

**THIRTEENTH ORDER OF BUSINESS****Ratification Items**

Ms. Suit presented the following:

- A. **Acquisition of Phase 1 Improvements**
- B. **Bill of Sale [Phase 1 Irrigation Improvements]**
- C. **SOLitude Lake Management, LLC Pond Maintenance Services Agreement**
- D. **Onorato's Landscape Design of Tampa Bay, Inc. Agreement for Landscape Maintenance Services**

On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Acquisition of Phase 1 Improvements; Bill of Sale for Phase 1 Irrigation Improvements; SOLitude Lake Management, LLC Pond Maintenance Services Agreement, in the amount of \$210 per month; and the Onorato's Landscape Design of Tampa Bay, Inc. Agreement for Landscape Maintenance Services, in the amount of \$16,150 per month, were ratified.

**FOURTEENTH ORDER OF BUSINESS****Consideration of Resolution 2025-05,  
Designating the Location of the Local  
District Records Office and Providing an  
Effective Date**

This item was deferred.

**FIFTEENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of December 31, 2024**

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

**SIXTEENTH ORDER OF BUSINESS****Approval of Minutes**

- A. **August 15, 2024 Public Hearings and Regular Meeting**
- B. **November 5, 2024 Landowners' Meeting**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the August 15, 2024 Public Hearings and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.**

**SEVENTEENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Davenport stated that the bulk of the bond documents to come before the Board were approved at this meeting. He does not anticipate the need for a meeting before the issuance. He will provide updates of any legislative matters that might impact CDDs.

**B. District Engineer: Coastal Engineering Associates, Inc.**

Mr. Malmberg stated that Phase 1 should be cleared within the next 30 days and Phase 1A is likely 60 to 90 days out. Construction of the Amenity Center commenced. Phases 2 and 3 are in the permitting phase.

Ms. Suit stated that the monuments are insured; however, she was advised by several insurance companies that, going forward, they will no longer insure new PVC and vinyl fences.

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

- **NEXT MEETING DATE: March 20, 2025 at 11:30 AM**
  - **QUORUM CHECK**

The March 20, 2025 and April 17, 2025 meetings will be canceled.

**EIGHTEENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**NINETEENTH ORDER OF BUSINESS****Public Comments**

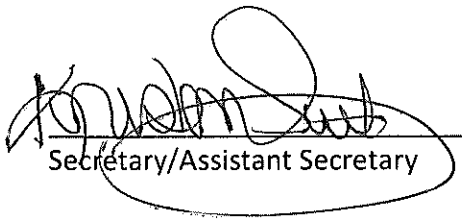
No members of the public spoke.

**TWENTIETH ORDER OF BUSINESS**

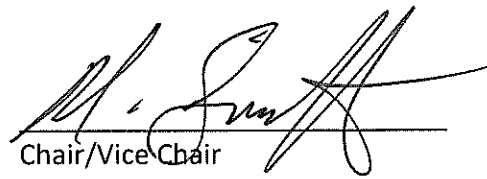
**Adjournment**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor,  
the meeting adjourned at 12:07 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair