

**MINUTES OF MEETING
FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Fallschase Community Development District held a Regular Meeting on June 7, 2021 at 11:00 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308.

Present at the meeting were:

Richard Yates	Chair
Rick Singletary	Vice Chair
Jeff Phipps	Assistant Secretary
William Lamb	Assistant Secretary
Lewis Singletary	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Ken van Assenderp	District Counsel
Roger Wynn	District Engineer
Eddie Bass	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:04 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Replacing Howard McGaffney with Cindy Cerbone as Assistant Secretary

Ms. Cerbone noted that Mr. McGaffney resigned.

On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor, the removal of Mr. Howard McGaffney as Assistant Secretary and appointing Ms. Cindy Cerbone as Assistant Secretary, was approved.

▪ **Discussion/Update: Bond Financing**

This item, previously the Seventh Order of Business, was presented out of order.

Ms. Cerbone and Mr. Wynn provided updates and responded to questions as follows:

- Updated Draft Engineer's Report: WHA, Ms. Kilinski and others asked for additional time to review the Report. WHA would then update the Assessment Methodology Report.
- The draft Report was emailed over the weekend; however, some details still needed to be finalized.
- Phases 1, 1A, 2 and 3 were under construction and were expected to be completed in the next 60 to 90 days. Phase 1A comprised of a lot that will be designated as CDD property.
- Phases 4, 5 and 6 were in permitting and under review; construction would probably be staggered and was expected to commence within 60 to 90 days.
- Future Phases: There were concepts but no definitive plans for the area on the east side of the ravine; the plans may be subject to what the market is doing.

Mr. Yates stated, if possible, he may want to include that property into the financing, as he was concerned about variables, such as interest rates, labor and materials costs and leveraging arbitrage costs. He commented that the unit costs were in line with the market and noted that Second Elevated is not the Developer; this would need to be corrected in the Report.

- Unit costs were broken down as follows:
 - ✓ Phases 1, 2, 3: Unit costs were comprised of contract amounts between the Developer and the Site Contractors.
 - ✓ Phases 4, 5, 6: Because construction level plans were completed, unit costs were based on current prices.
 - ✓ Future Phases - About 400 Lots: Developed unit costs per lot, based on Phases 1 through 6.

- Ms. Cerbone would advise Mr. Szymonowicz, who was reviewing the updated Engineer’s Report, to include the 400 lots and Operational Maintenance Costs in the Methodology Report.
- Timeline: Reports may be ready to present at the August meeting; the Public Hearing could possibly be held in September or October.

Discussion ensued regarding the bond issuance process, interest rate trends and tax law changes.

Mr. van Assenderp clarified that the bonds do not drive the assessments; the assessments are based on the constructed infrastructure that the CDD purchased, which provides certain benefits to all the parcels as indicated in the Methodology Report and collected as non-ad valorem assessments through the County Tax Collector. If the property owner is delinquent, the Tax Collector would sell the tax certificate to recoup the unpaid taxes, including assessments.

Mr. Wynn provided an overview of the construction monitoring and reporting process and noted that a significant number of projects were completed and some but not all punch list items were corrected.

Mr. van Assenderp explained that the legal purpose of the CDD is management of construction, acquisition of infrastructure and to ensure, based on Mr. Wynn’s certification, that the process of construction and the construction methodology meet the standard of this CDD and ensure that the quality constructed and the materials used to construct it were in a manner that allows for long-term, sustained quality maintenance.

Discussion ensued regarding which infrastructure would be turned over to the City and County and if the CDD would receive any rebates, maintaining certain operations as the City’s standard of maintenance is inadequate, liability insurance, Board Supervisor’s being covered by sovereign immunity.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-02, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and

Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Cerbone presented Resolution 2021-02. She reviewed the proposed Fiscal Year 2022 budget, highlighted line item increases compared to the Fiscal Year 2021 budget and explained the reason for adjustments, which reflected a full year budget, if bonds are issued; the expenses would be prorated depending on the issuance of bonds. Operations and maintenance (O&M) costs were omitted from the proposed Fiscal Year 2022 budget.

On MOTION by Mr. Phipps and seconded by Mr. Lewis Singletary, with all in favor, Resolution 2021-02, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 30, 2021 at 11:00 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Designating Dates, Times, and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

Ms. Cerbone presented Resolution 2021-03.

On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor, Resolution 2021-03, Designating Dates, Times, and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-04, Re-Designating a Date, Time and Location for a Landowners' Meeting of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2021-04. The following change was made to Resolution 2021-04 and Exhibit A:

Page 1, Section 2 and throughout the Exhibit A items.: Change “9:00 a.m.” to “10:30 a.m.”

On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in favor, Resolution 2021-04, as amended, Re-Designating a Date, Time and Location for a Landowners’ Meeting of the District, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion/Update: Bond Financing

This item was presented following the Third Order of Business.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2021

Ms. Cerbone presented the Unaudited Financial Statements as of April 30, 2021

On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in favor, the Unaudited Financial Statements as of April 30, 2021, were accepted.

NINTH ORDER OF BUSINESS

Approval of March 1, 2021 Special Meeting Minutes

Ms. Cerbone presented the March 1, 2021 Special Meeting Minutes.

On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor, the March 1, 2021 Special Meeting Minutes, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney: *van Assenderp Law*

There was no report.

B. Engineer: Moore Bass Consulting, Inc.

There was no report.

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

I. 0 Registered Voters in District as of April 15, 2021

There were no registered voters residing within the District as of April 15, 2021.

II. Discussion: Distribution of Agenda Packages

Board Member agenda packages should be shipped to Mr. Yates' office, via FedEx and emailed to the Board.

III. NEXT MEETING DATE: August 30, 2021 at 11:00 A.M.

- **QUORUM CHECK**

The next meeting would be held on August 30, 2021 at 11:00 a.m.

ELEVENTH ORDER OF BUSINESS

Audience Comments/Supervisors Requests

There being no audience comments or Supervisors' requests, the next item followed.

TWELFTH ORDER OF BUSINESS


Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor, the meeting adjourned at 11:52 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair