

**MINUTES OF MEETING
HIGHLAND PARK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Highland Park Community Development District held Public Hearings and a Regular Meeting on May 12, 2025 at 12:30 p.m., at the Tower Road Branch Library, 3020 SW 75th Street, Gainesville, Florida 32608.

Present:

| | |
|-----------------|---------------------|
| Jose Moreno | Chair |
| Tommy Miles | Vice Chair |
| Lois Livingston | Assistant Secretary |
| Daniel Chandler | Assistant Secretary |

Also present:

| | |
|-----------------------------------|-------------------------------------|
| Daniel Rom (via telephone) | District Manager |
| Kristen Thomas | Wrathell, Hunt and Associates (WHA) |
| Jennifer Kilinski (via telephone) | District Counsel |
| Stephen Reiser (via telephone) | Kilinski Van Wyk |
| Cyndi Dyson | Kilinski Van Wyk |
| Amanda Smith (via telephone) | GrowMax |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:42 p.m.

Supervisors Miles, Livingston and Moreno, and Supervisors-Elect Daniel Chandler, were present. Supervisor-Elect Charlie Cheston was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors [Daniel Chandler - Seat 3, Charlie Cheston - Seat 4] (the following will also be provided under separate cover)

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Daniel Chandler. The following items were provided and explained:

- 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 Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-34, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-34. Mr. Moreno nominated the following:

| | |
|---------------------|-----------------|
| Chair | Jose Moreno |
| Vice Chair | Tommy Miles |
| Assistant Secretary | Lois Livingston |
| Assistant Secretary | Daniel Chandler |

No other nominations were made.

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

| | |
|---------------------|----------------|
| Secretary | Craig Wrathell |
| Assistant Secretary | Kristen Thomas |
| Assistant Secretary | Daniel Rom |
| Treasurer | Craig Wrathell |
| Assistant Treasurer | Jeffrey Pinder |

On MOTION by Mr. Moreno and seconded by Mr. Miles, with all in favor, Resolution 2025-34, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-

Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2025-35, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Highland Park Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2025-35.

On MOTION by Mr. Moreno and seconded by Ms. Livingston, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Moreno and seconded by Ms. Livingston, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Moreno and seconded by Mr. Miles, with all in favor, Resolution 2025-35, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Highland Park Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

On MOTION by Mr. Moreno and seconded by Mr. Miles, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

On MOTION by Mr. Moreno and seconded by Ms. Livingston, with all in favor, the Public Hearing was closed.

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

These items were included for informational purposes.

Ms. Kilinski stated that the steps being taken will be part of the bond validation process, which will set the master lien and avoid having to go back through assessment proceedings when bonds are issued because everything required by Statute has been done at the onset.

C. Engineer’s Report (for informational purposes)

The Master Engineer’s Report was presented in detail at the last meeting. It is included here for informational purposes.

D. Master Special Assessment Methodology Report (for informational purposes)

The Master Special Assessment Methodology Report was presented in detail at the last meeting. It is included here for informational purposes.

Ms. Kilinski posed and Ms. Thomas responded to the following questions:

Ms. Kilinski: Do the lands subject to the assessments receive special benefits from the District’s Capital Improvement Plan (CIP)?

Ms. Thomas: Yes.

Ms. Kilinski: Are the master assessments in your opinion reasonably apportioned among the lands subject to the assessments?

Ms. Thomas: Yes.

Ms. Kilinski: In your professional opinion, is it reasonable, proper and just to assess the costs of the Plan against the lands in the District in accordance with the Methodology?

Ms. Thomas: Yes.

Ms. Kilinski: Is it your opinion that the special benefits the lands will receive, as set forth in the Final Methodology will be equal to or in excess of the maximum master assessments thereon?

Ms. Thomas: Yes.

Ms. Kilinski: Is it you opinion that it is in the best interest of the District that the master assessments be paid and collected in accordance with the Methodology and the District's Assessment Resolutions?

Ms. Thomas: Yes.

Ms. Kilinski asked if the Master Engineer's Report or the Master Special Assessment Methodology Report, both of which were previously reviewed, have changed in any way.

Ms. Thomas stated the only change that occurred was at the last meeting, when the tables were changed; other than that, the Reports stayed the same.

On MOTION by Mr. Moreno and seconded by Mr. Chandler, with all in favor, meeting as the Equalizing Board commenced.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

On MOTION by Mr. Moreno and seconded by Mr. Miles, with all in favor, meeting as the Equalizing Board terminated.

- E. **Consideration of Resolution 2025-36, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing**

for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

Ms. Thomas presented Resolution 2025-36.

On MOTION by Mr. Moreno and seconded by Mr. Chandler, with all in favor, Resolution 2025-36, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District’s Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Amenity Rules, Amenity Rates, and Disciplinary Rule Pursuant to Sections 120.54 and 190.035, Florida Statutes

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-37, Adopting Rules of Procedure; Adopting Amenity Disciplinary Rules; Adopting Rates, Fees and Charges; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2025-37. He reviewed the Rules of Procedure; Adopting Amenity Disciplinary Rules; Adopting Rates, Fees and Charges.

On MOTION by Mr. Moreno and seconded by Mr. Chandler, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Moreno and seconded by Mr. Miles, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Miles and seconded by Ms. Livingston, with all in favor, Resolution 2025-37, Adopting Rules of Procedure; Adopting Amenity

Disciplinary Rules; Adopting Rates, Fees and Charges; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-38, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025 and for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; And Providing an Effective Date**

Mr. Rom presented Resolution 2025-38. He reviewed the proposed Fiscal Year 2025 budget, which is a partial year budget, and the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Both are Developer-contribution budgets, with expenses being funded as they are incurred.

On MOTION by Mr. Moreno and seconded by Ms. Livingston, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Miles and seconded by Mr. Chandler, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Moreno and seconded by Ms. Livingston, with all in favor, Resolution 2025-38, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025 and for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; And Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-39, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal

Year 2025/2026 and Providing for an Effective Date

Mr. Rom presented Resolution 2025-39. The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: Fourth Thursday of each month

TIME: 12:30 PM

LOCATION: Jose Moreno P.A. Office, 240 NW 76 Drive, Suite D, Gainesville, Florida 32607

On MOTION by Mr. Miles and seconded by Mr. Chandler, with all in favor, Resolution 2025-39, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2025

On MOTION by Mr. Moreno and seconded by Ms. Livingston, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

- A. **March 5, 2025 Landowners' Meeting**
- B. **March 5, 2025 Organizational Meeting**

On MOTION by Mr. Moreno and seconded by Mr. Miles, with all in favor, the March 5, 2025 Landowners' Meeting Minutes and the March 5, 2025 Organizational Meeting Minutes, both as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: Kilinski | Van Wyk PLLC**

Ms. Kilinski stated that the bond validation hearing is scheduled for May 22, 2025.

- B. **District Engineer (Interim): NV5, Inc.**

There was no report.

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

- **NEXT MEETING DATE: June 26, 2025 at 1:00 PM [Location to be Determined]**
 - **QUORUM CHECK**

The next meeting will be on June 26, 2025, unless cancelled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

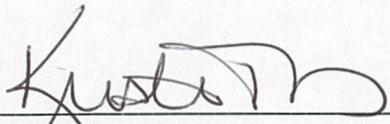
No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Moreno and seconded by Ms. Livingston, with all in favor, the meeting adjourned at 1:04 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair