

FALLSCHASE

**COMMUNITY DEVELOPMENT
DISTRICT**

August 31, 2020

**BOARD OF SUPERVISORS
VIRTUAL PUBLIC HEARING
AND MEETING AGENDA**

Fallschase Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

August 24, 2020

Board of Supervisors
Fallschase Community Development District

<u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Fallschase Community Development District will hold a Virtual Public Hearing and Regular Meeting on August 31, 2020 at 11:00 a.m., remotely, via Zoom, at <https://zoom.us/j/2043596216>, Meeting ID **204 359 6216** or by dialing **1-929-205-6099**, Meeting ID **204 359 6216**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2020/2021 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2020-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Landowners' Funding Agreement
5. Consideration of Resolution 2020-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date
6. Consent Agenda Items
 - A. Acceptance of Unaudited Financial Statements as of July 31, 2020
 - B. Approval of June 8, 2020 Virtual Public Meeting Minutes
7. Staff Reports
 - A. Attorney: *van Assenderp Law*
 - B. Engineer: *Moore Bass Consulting, Inc.*

- C. Manager: *Wrathell, Hunt and Associates, LLC*
- 8. Audience Comments/Supervisors' Requests
- 9. Adjournment

"Further, please be advised that the Florida Governor's Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus.

"That said, the District wants to encourage public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting may do so remotely, via Zoom, at <https://zoom.us/j/2043596216>, Meeting ID **204 359 6216** or by calling **1-929-205-6099**, Meeting ID **204 359 6216**. Additionally, participants are encouraged to submit questions and comments to the District's manager at mcgaffneym@whhassociates.com."

Should you have any questions and/or concerns, please feel free to contact me at 904-386-0186.

Sincerely,

Howard McGaffney
District Manager

FOR VIRTUAL PARTICIPATION:
VIA COMPUTER
<https://zoom.us/j/2043596216>
OR
VIA PHONE
CALL-IN NUMBER: 1-929-205-6099
MEETING ID: 204 359 6216

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

3A



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Show results beginning at page:

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGETS; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. Notice is hereby given that the Board of Supervisors ("Board") of the Fallschase Community Development District ("District") will hold a public hearing on August 31, 2020 at 11:00 a.m., for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.fallschasecdd.net/>. Pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150 and 20-179 issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes, relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, members of the general public wishing to listen to and/or participate during the designated audience comments portion of the public hearing and meeting may do so via Zoom at <https://zoom.us/j/2043596216>, Meeting ID 204 359 6216 or by dialing 1-929-205-6099 Meeting ID 204 359 6216. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at mcgaffneym@whhassociates.com or by calling (561) 571-0010 at least 48 hours in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. The District will provide updates on its website, of any changes in how to participate as soon as possible. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record

of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager Fallsche :ATION: August 14, 21, 2020

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FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2020-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the Fallschase Community Development District a proposed budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Fallschase Community Development District for the Fiscal Year Ending September 30, 2021".
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$66,699 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$ 66,699</u>
TOTAL ALL FUNDS	\$ 66,699

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 31st DAY OF AUGUST, 2020.

ATTEST:

**FALLSCHASE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2020/2021 Budget

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2021
PREPARED MAY 19, 2020**

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
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General Fund Budget	1
Definitions of General Fund Expenditures	2 - 3

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
PROPOSED BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2021
	Amended Budget FY 2020	Actual through 3/31/2020	Projected through 9/30/2020		
REVENUES					
Assessment levy: off-roll	\$ -	\$ 4,061	\$ -	\$ 4,061	\$ -
Developer contribution	105,189	24,807	67,044	91,851	66,699
Interest	-	5	-	5	-
Total revenues	<u>105,189</u>	<u>28,873</u>	<u>67,044</u>	<u>95,917</u>	<u>66,699</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	-	6,000	6,000	6,000
FICA	459	-	459	459	459
Management/accounting/recording	48,000	24,000	24,000	48,000	24,000
Legal	18,000	-	18,000	18,000	9,000
Engineering	3,500	-	3,500	3,500	3,500
Audit	10,000	5,000	5,000	10,000	5,100
Arbitrage rebate calculation**	750	-	750	750	750
Dissemination agent*	1,000	-	500	500	1,000
Trustee*	6,500	-	-	-	6,500
Telephone	200	100	100	200	200
Postage	600	123	300	423	600
Printing & binding	500	250	250	500	500
Legal advertising	1,200	409	550	959	1,200
Annual special district fee	175	-	175	175	175
Insurance	6,400	5,894	-	5,894	6,400
Contingencies/bank charges	400	-	400	400	400
Website	705	705	-	705	705
ADA website compliance	800	199	-	199	210
Total expenditures	<u>105,189</u>	<u>36,680</u>	<u>59,984</u>	<u>96,664</u>	<u>66,699</u>
Net increase/(decrease) of fund balance	-	(7,807)	7,060	(747)	-
Fund balance - beginning (unaudited)	-	747	(7,060)	747	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (7,060)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

* These items will be realized when bonds are issued

** These items will be realized the year after the issuance of bonds.

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 6,000
<p style="padding-left: 20px;">Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.</p>	
FICA	459
Management/accounting/recording	24,000
<p style="padding-left: 20px;">Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	9,000
<p style="padding-left: 20px;">General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	3,500
<p style="padding-left: 20px;">The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,100
<p style="padding-left: 20px;">Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation**	750
<p style="padding-left: 20px;">To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p style="padding-left: 20px;">The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	6,500
<p style="padding-left: 20px;">Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p style="padding-left: 20px;">Telephone and fax machine.</p>	
Postage	600
<p style="padding-left: 20px;">Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p style="padding-left: 20px;">Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,200
<p style="padding-left: 20px;">The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p style="padding-left: 20px;">Annual fee paid to the Florida Department of Economic Opportunity.</p>	

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Insurance	6,400
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	400
Bank charges automated AP routing and other miscellaneous expenses incurred during the year.	
Website	705
ADA website compliance	210
Total expenditures	<u>\$ 66,699</u>

* These items will be realized when bonds are issued

** These items will be realized the year after the issuance of bonds.

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

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**FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' FUNDING AGREEMENT**

THIS AGREEMENT made and entered into this 31st day of August, 2020 by and between:

Fallschase Community Development District, a special and single purpose local government created by, and established by County Ordinance on the property pursuant to, Chapter 190, Florida Statutes, hereinafter referred to as "District";

and

RED HILLS PROPERTY HOLDINGS LLC, 2810 Remington Green Circle, Tallahassee, Florida 32308, hereinafter referred to as "Landowner";

and

2ND ELEVATED DEVELOPMENT, LLC, 2810 Remington Green Circle, Tallahassee, Florida 3230, 8 hereinafter referred to as "Landowner".

WITNESSETH:

Preamble

WHEREAS, the Landowner owns certain of the lands within the District; and

WHEREAS, the District, pursuant to the powers, duties, responsibilities and authorities vested in it as chartered and granted by Chapter 190, Florida Statutes, desires to operate to remain viable legally and to be ready to exercise its specialized and single purpose to manage the provision of basic infrastructure and to proceed with its general and special charter powers for the discharge of its duties in the preparation of certain plans and specifications for the provision of infrastructure systems, facilities, improvements and services, herein referred to as "capital improvements"; and

WHEREAS, the Landowner recognizes that in so discharging said duties and responsibilities, any future provision of basic infrastructure systems, facilities and services by the District results in certain special benefits that will accrue peculiar to the land owned by the Landowner and within the District's jurisdiction;

WHEREAS, the Landowner is amenable to funding the management purpose to manage any acquisition, construction, maintenance, operations and financing of infrastructure and operations of the District as called for in the Budget, approved by the Board of Supervisors, as the same may be amended, said budget commencing October 1, 2020, and terminating at the unilateral option of the Landowner to be exercised no later than the end of this term annually; and

WHEREAS, the parties agree that this Agreement has no other direct or indirect purpose and does not constitute authority, either expressly or impliedly, for anything other than the funding of the District budget (referenced herein and expressed as Exhibit "A") for the applicable twelve month period thereafter.

NOW, THEREFORE, based upon adequate, sufficient, good and valuable consideration and mutual covenants of the parties hereinafter recited, it is agreed as follows;

1. The above Preamble to this Agreement consisting of five "whereas" clauses is true and correct, incorporated herein and made as a dispositive part of this Agreement.

2. The Landowner agrees to make available to the District the moneys necessary for and limited to the operation of the District as called for in the Budget, attached hereto as Exhibit "A", monthly, within fifteen (15) days written request by the District. The funds shall be placed in the District's general checking account in Leon County.

3. The parties hereto recognize that a portion of the afore-referenced operating expenses are required in support of the District's effort to remain viable legally.

4. Any advances and reimbursement of advances made pursuant to this agreement will not include any interest charges since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s) when and if Landowner is ready to proceed with development of land within the District.

5. This agreement, during its twelve month term, may be amended only in writing as agreed to by the parties and as approved timely by the District Board of Supervisors at a noticed public meeting.

6. This agreement shall terminate at the end of its twelve month term and may be renewed for a new twelve month term only in writing as agreed to by the parties and only as

adopted timely and approved by the Board of Supervisors at a duly noticed public meeting of the District Board.

7. This Agreement does not alter any of the duties, responsibilities and obligations of the Landowner, including the duty, responsibility and obligation to pay timely any non-ad valorem assessments imposed and/or levied on real property owned by the Landowner, previously as Landowner, of parcels and acres within the boundary of the District.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed the day and year first above written.

(SIGNATURES ON NEXT PAGE)

ATTEST:

**FALLSCHASE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RED HILLS PROPERTY HOLDINGS LLC

Witness _____

By: _____
Its: _____

2ND ELEVATED DEVELOPMENT, LLC

Witness _____

By: _____
Its: _____

Exhibit A

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2020-07

A RESOLUTION OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2020/2021 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Fallschase Community Development District (“District”) is a local unit of special-purpose government created and chartered by, and established and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Leon County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2020/2021 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Leon County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 31st day of August, 2020.

Attest:

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE		
LOCATION		
<i>2810 Remington Green Circle, Tallahassee, Florida 32308</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2020	Regular Meeting	11:00 AM
January 4, 2021	Regular Meeting	11:00 AM
April 5, 2021	Regular Meeting	11:00 AM
June 7, 2021	Regular Meeting	11:00 AM
August 30, 2021	Public Hearing & Regular Meeting	11:00 AM

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

6A

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2020**

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
JULY 31, 2020**

	<u>Major Funds</u> General	Total Governmental Funds
ASSETS		
Cash	\$ 6,935	\$ 6,935
Due from Developer	9,732	9,732
Total assets	<u>\$ 16,667</u>	<u>\$ 16,667</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 9,412	\$ 9,412
Total liabilities	<u>9,412</u>	<u>9,412</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	<u>9,732</u>	<u>9,732</u>
Total deferred inflows of resources	<u>9,732</u>	<u>9,732</u>
Fund balances:		
Unassigned	<u>(2,477)</u>	<u>(2,477)</u>
Total fund balances	<u>(2,477)</u>	<u>(2,477)</u>
Total liabilities, deferred inflows of resources & fund balances	<u>\$ 16,667</u>	<u>\$ 16,667</u>

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Adopted Budget</u>	<u>% of Budget</u>
REVENUES				
Developer contribution	\$ -	\$ 37,926	\$ 105,189	36%
Interest	1	7	-	N/A
Total revenues	<u>1</u>	<u>37,933</u>	<u>105,189</u>	36%
EXPENDITURES				
Supervisors	-	-	6,000	0%
FICA	-	-	459	0%
Management/accounting/recording	2,000	28,000	48,000	58%
Legal	-	-	18,000	0%
Engineering	-	-	3,500	0%
Audit	-	5,000	10,000	50%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	-	-	1,000	0%
Trustee	-	-	6,500	0%
Telephone	17	166	200	83%
Postage	-	123	600	21%
Printing & binding	42	417	500	83%
Legal advertising	243	653	1,200	54%
Annual district filing fee	-	-	175	0%
Insurance	-	5,894	6,400	92%
Contingencies	-	-	400	0%
ADA website compliance	-	199	705	N/A
Website	-	705	800	88%
Total expenditures	<u>2,302</u>	<u>41,157</u>	<u>105,189</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	(2,301)	(3,224)	-	
Fund balance - beginning	(176)	747	-	
Fund balance - ending	<u>\$ (2,477)</u>	<u>\$ (2,477)</u>	<u>\$ -</u>	

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

6B

DRAFT

**MINUTES OF MEETING
FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Fallschase Community Development District held a Virtual Public Meeting on June 8, 2020 at 11:00 a.m., at <https://zoom.us/j/97052937253>, and at 1-929-205-6099, Meeting ID 970 5293 7253.

Present at the meeting were:

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

Also present were:

Howard McGaffney	District Manager
Ken van Assenderp	District Counsel
Eddie Bass	District Engineer
Chase Williams	Notary Public
Max Beverly	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 11:04 a.m. Supervisors Yates, Rick Singletary, Lewis Singletary and Phipps were present. Supervisor Lamb was not present at roll call. Mr. McGaffney stated that Supervisors Yates, Rick Singletary and Lewis Singletary were sworn in prior to the meeting in the presence of Notary, Chase Williams.

In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically. The meeting was advertised to be held virtually and telephonically and the meeting agenda was posted on the District’s website.

Mr. Lamb joined the meeting.

38 **SECOND ORDER OF BUSINESS** **Public Comments**

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40 There being no public comments, the next item followed.

41
42 **THIRD ORDER OF BUSINESS** **Administration of Oath of Office to Newly**
43 **Elected Supervisors**

44
45 Mr. McGaffney reiterated that the oath of office was previously administered to
46 Supervisors Yates, Rick Singletary and Lewis Singletary. The results of the Landowners’ Election
47 were as follows:

48	Lewis Singletary	Seat 3	300 Votes	2-Year Term
49	Rick Singletary	Seat 4	325 Votes	4-Year Term
50	Richard Yates	Seat 5	325 Votes	4-Year Term

51 The following items would be provided to the Supervisors:

- 52 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 53 **B. What is a CDD?**
- 54 **C. Membership, Obligations and Responsibilities**
- 55 **D. Financial Disclosure Forms**
 - 56 **I. Form 1: Statement of Financial Interests**
 - 57 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - 58 **III. Form 1F: Final Statement of Financial Interests**
- 59 **E. Form 8B – Memorandum of Voting Conflict**

60
61 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2020-01,**
62 **Canvassing and Certifying the Results of**
63 **the Landowners’ Election of Supervisors**
64 **Held Pursuant to Section 190.006(2),**
65 **Florida Statutes; Providing a Severability**
66 **Clause; Providing for Conflict and Providing**
67 **an Effective Date**

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69 Mr. McGaffney presented Resolution 2020-01 and read the title.

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On MOTION by Mr. Rick Singletary and seconded by Mr. Lamb, with all in favor, Resolution 2020-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, and Providing for an Effective Date

Mr. McGaffney presented Resolution 2020-03. Mr. Lamb nominated the following slate of officers:

- | | |
|---------------------|------------------|
| Chair | Richard Yates |
| Vice Chair | Rick Singletary |
| Secretary | Craig Wrathell |
| Assistant Secretary | Lewis Singletary |
| Assistant Secretary | Jeff Phipps |
| Assistant Secretary | William Lamb |
| Assistant Secretary | Howard McGaffney |
| Treasurer | Craig Wrathell |
| Assistant Treasurer | Jeff Pinder |

No other nominations were made.

On MOTION by Mr. Lewis Singletary and seconded by Mr. Rick Singletary, with all in favor, Resolution 2020-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the District, and Providing for an Effective Date, as nominated, was adopted.

SIXTH ORDER OF BUSINESS

Consent Agenda Items

Mr. McGaffney presented the Consent Agenda Items.

- A. Acceptance of Unaudited Financial Statements as of April 30, 2020**

107 **B. Approval of Minutes**

108 **I. September 18, 2019 Rescheduled Public Hearing and Regular Meeting**

109 **II. November 18, 2019 Landowners' Meeting**

110

111 **On MOTION by Mr. Lamb and seconded by Mr. Rick Singletary, with all in**
112 **favor, the Consent Agenda Items, as presented, were accepted and approved.**

113

114

115 **SEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2020-03, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

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124 Mr. McGaffney reviewed the proposed Fiscal Year 2021 budget. He presented

125 Resolution 2020-03 and read the title.

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127 **On MOTION by Mr. Rick Singletary and seconded by Mr. Lewis Singletary, with**
128 **all in favor, Resolution 2020-03, Approving a Proposed Budget for Fiscal Year**
129 **2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law for**
130 **August 31, 2020 at 11:00 a.m., at 2810 Remington Green Circle, Tallahassee,**
131 **Florida 32308; Addressing Transmittal, Posting and Publication Requirements;**
132 **Addressing Severability; and Providing an Effective Date, was adopted**

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135 **EIGHTH ORDER OF BUSINESS**

Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2019, Prepared by Lanigan & Associates, P.C.

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140 Mr. McGaffney presented the Audited Financial Statements for Fiscal Year Ended

141 September 30, 2019 and noted the pertinent information that could be found on each page. He

142 concluded that there were no findings or instances of noncompliance; it was a clean audit.

143

144 **NINTH ORDER OF BUSINESS**

145 **Consideration of Resolution 2020-04,**
146 **Hereby Accepting the Audited Financial**
147 **Statements for the Fiscal Year Ended**
148 **September 30, 2019**

149 Mr. McGaffney presented Resolution 2020-04.

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151 **On MOTION by Mr. Lamb and seconded by Mr. Rick Singletary, with all in**
152 **favor, Resolution 2020-04, Hereby Accepting the Audited Financial Statements**
153 **for the Fiscal Year Ended September 30, 2019, was adopted.**

154
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156 **TENTH ORDER OF BUSINESS**

157 **Consideration of Resolution 2020-05,**
158 **Adopting an Internal Controls Policy**
159 **Consistent with Section 219.33, Florida**
160 **Statutes; Providing an Effective Date**

161 Mr. McGaffney presented Resolution 2020-05. Due to new Legislative requirements,
162 CDDs must formally adopt an internal controls policy by resolution. Management already
163 employs an internal controls policy to protect the District against fraud, waste and abuse.

164
165 **On MOTION by Rick Singletary and seconded by Mr. Lamb, with all in favor,**
166 **Resolution 2020-05, Adopting an Internal Controls Policy Consistent with**
167 **Section 219.33, Florida Statutes; Providing an Effective Date, was adopted.**

168
169
170 **ELEVENTH ORDER OF BUSINESS****Staff Reports**171
172 **A. Attorney: *van Assenderp Law***173 **• Status of Boundary Amendment**

174 Mr. van Assenderp stated that the petition with the County to track the District's
175 boundaries would be placed on hold for further revision to include the reduction in the acreage
176 within the District, due to the removal of commercial property and the outstanding legal
177 description of the apartment complex. County Representative, Charles Gardener, has the
178 petition ready, except for the two boundary amendments and additional signatures needed as
179 a result of earlier changes in ownership that require updating. Until such time as the

180 Landowner is ready to provide the legal description of the apartment complex and the
181 necessary signatures are obtained, the amendment would remain on hold.

182 **B. Engineer: *Moore Bass Consulting, Inc.***

183 There being nothing to report, the next item followed.

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

185 **I. 0 Registered Voters in District as of April 15, 2020**

186 There were zero registered voters residing within the District as of April 15, 2020.

187 **II. NEXT MEETING DATE: August 31, 2020 at 11:00 A.M.**

188 • **QUORUM CHECK**

189 All Supervisors confirmed their attendance at the August 31, 2020 meeting.

190

191 **TWELFTH ORDER OF BUSINESS**

**Audience Comments/Supervisors
Requests**

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

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196 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

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198 There being nothing further to discuss, the meeting adjourned.

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200 **On MOTION by Mr. Lewis Singletary and seconded by Mr. Rick Singletary, with**
201 **all in favor, the meeting adjourned at 11:24 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair