

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

June 7, 2021

BOARD OF SUPERVISORS

REGULAR 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

June 1, 2021

Board of Supervisors
Fallschase Community Development District

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

Dear Board Members:

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

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Replacing Howard McGaffney with Cindy Cerbone as Assistant Secretary
4. 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
5. 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
6. 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
7. Discussion/Update: Bond Financing
8. Acceptance of Unaudited Financial Statements as of April 30, 2021
9. Approval of March 1, 2021 Special Meeting Minutes
10. Staff Reports
 - A. Attorney: *van Assenderp Law*
 - B. Engineer: *Moore Bass Consulting, Inc.*

- C. Manager: *Wrathell, Hunt and Associates, LLC*
- I. Q Registered Voters in District as of April 15, 2021
- II. Discussion: Distribution of Agenda Packages
- III. NEXT MEETING DATE: August 30, 2021 at 11:00 A.M.

• QUORUM CHECK

William Lamb	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Jeff Phipps	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Lewis Singletary	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Rick Singletary	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Richard Yates	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

11. Audience Comments/Supervisors' Requests
12. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone
District Manager

TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8518503

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT 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.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Fallschase Community Development District ("**District**") prior to June 15, 2021, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 30, 2021

HOUR: 11:00 A.M.

**LOCATION: 2810 Remington Green Circle
Tallahassee, Florida 32308**

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Leon County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7th DAY OF JUNE, 2021.

ATTEST:

**FALLSCHASE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

EXHIBIT A: FY 2021/2022 Proposed Budget

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2022**

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
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**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
PROPOSED BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2022
	Amended Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021		
REVENUES					
Developer contribution	\$ 66,699	\$ 13,716	\$ 33,396	\$ 47,112	\$ 91,106
Interest	-	6	-	6	-
Total revenues	<u>66,699</u>	<u>13,722</u>	<u>33,396</u>	<u>47,118</u>	<u>91,106</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	-	4,000	4,000	6,000
FICA	459	-	306	306	459
Management/accounting/recording***	24,000	12,000	12,000	24,000	48,000
Legal	9,000	-	9,000	9,000	9,000
Engineering	3,500	-	3,500	3,500	3,500
Audit	5,100	5,000	100	5,100	5,100
Arbitrage rebate calculation**	750	-	-	-	750
Dissemination agent*	1,000	-	-	-	1,000
Trustee*	6,500	-	-	-	6,500
Telephone	200	100	100	200	200
Postage	600	-	300	300	600
Printing & binding	500	250	250	500	500
Legal advertising	1,200	-	1,200	1,200	1,200
Annual special district fee	175	-	175	175	175
Insurance	6,400	6,188	-	6,188	6,807
Contingencies/bank charges	400	-	400	400	400
Website	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Total expenditures	<u>66,699</u>	<u>24,243</u>	<u>31,541</u>	<u>55,784</u>	<u>91,106</u>
Net increase/(decrease) of fund balance	-	(10,521)	1,855	(8,666)	-
Fund balance - beginning (unaudited)	-	8,666	(1,855)	8,666	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (1,855)</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
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
FICA	459
Management/accounting/recording***	48,000
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.	
Legal	9,000
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.	
Engineering	3,500
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.	
Audit	5,100
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation**	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
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.	
Trustee	6,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	600
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	

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

Expenditures (continued)

Insurance	6,807
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>\$ 91,106</u>

* These items will be realized when bonds are issued

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

*** This item will go to full agreement pricing when bonds are issued

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-03

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 2021/2022 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 2021/2022 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 7th day of June, 2021.

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 2021/2022 MEETING SCHEDULE		
LOCATION		
<i>2810 Remington Green Circle, Tallahassee, Florida 32308</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 4, 2021	Regular Meeting	11:00 AM
November 1, 2021	Landowners' Meeting	9:00 AM
March 7, 2022	Regular Meeting	11:00 AM
April 4, 2022	Regular Meeting	11:00 AM
June 6, 2022	Regular Meeting	11:00 AM
August 1, 2022	Public Hearing & Regular Meeting	11:00 AM

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (the "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 provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Leon County Ordinance No. 97-18 creating the District (the "Ordinance") is October 23, 1997; and

WHEREAS, the District is statutorily required to hold the next meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. On March 1, 2021, the Board of Supervisors adopted Resolution 2021-01, Designating a Landowners' Meeting to be held on the 8th day of November, 2021, at 9:00 a.m.

SECTION 2. In accordance with section 190.006(2)(b), *Florida Statutes*, the Board now desires to re-set the date of the meeting of the landowners, to elect three (3) supervisors of the District, to the 1st day of November, 2021, at 9:00 a.m., located at 2810 Remington Green Circle, Tallahassee, Florida 32308.

SECTION 3. The District's Secretary is hereby directed to publish revised notice of this landowners meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 4. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the new date for the landowners' meeting and election is hereby announced at the Board's regular meeting held on the 7th day of June, 2021. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at 2810 Remington Green Circle, Tallahassee, Florida 32308 or at

the office of the District Manager, Wrathell, Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of June, 2021.

ATTEST:

**FALLSCHASE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 1, 2021**

TIME: **9:00 A.M.**

LOCATION: **2810 Remington Green Circle, Tallahassee, Florida 32308**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more

than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY
FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 1, 2021

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Fallschase Community Development District to be held at 9:00 a.m., on November 1, 2021 at 2810 Remington Green Circle, Tallahassee, Florida 32308 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the proxy holder’s exercising the voting rights conferred herein.

 Printed Name of Legal Owner

 Signature of Legal Owner

 Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2016), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT
LEON COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 1, 2021

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the remaining candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Fallschase Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		

Date: _____

Signed: _____

Printed Name: _____

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

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**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2021**

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
APRIL 30, 2021**

	<u>Major Funds</u>	<u>Total</u>
	<u>General</u>	<u>Governmental</u>
		<u>Funds</u>
ASSETS		
Cash	\$ 11,442	\$ 11,442
Due from Developer	11,175	11,175
Total assets	\$ 22,617	\$ 22,617
 LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 11,175	\$ 11,175
Due to Developer	4,179	4,179
Total liabilities	15,354	15,354
 DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	11,175	11,175
Total deferred inflows of resources	11,175	11,175
 Fund balances:		
Unassigned	(3,912)	(3,912)
Total fund balances	(3,912)	(3,912)
 Total liabilities, deferred inflows of resources & fund balances	\$ 22,617	\$ 22,617

**FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2021**

	Current Month	Year to Date	Adopted Budget	% of Budget
REVENUES				
Developer contribution	\$ -	\$ 13,716	\$ 66,699	21%
Interest	1	8	-	N/A
Total revenues	<u>1</u>	<u>13,724</u>	<u>66,699</u>	21%
EXPENDITURES				
Supervisors	-	-	6,000	0%
FICA	-	-	459	0%
Management/accounting/recording	2,000	14,000	24,000	58%
Legal	-	-	9,000	0%
Engineering	-	-	3,500	0%
Audit	-	5,000	5,100	98%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	-	-	1,000	0%
Trustee	-	-	6,500	0%
Telephone	17	117	200	59%
Postage	-	-	600	0%
Printing & binding	42	292	500	58%
Legal advertising	-	-	1,200	0%
Annual district filing fee	-	-	175	0%
Insurance	-	6,188	6,400	97%
Contingencies	-	-	400	0%
ADA website compliance	-	-	210	0%
Website	-	705	705	100%
Total expenditures	<u>2,059</u>	<u>26,302</u>	<u>66,699</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	(2,058)	(12,578)	-	
Fund balance - beginning	<u>(1,854)</u>	<u>8,666</u>	-	
Fund balance - ending	<u>\$ (3,912)</u>	<u>\$ (3,912)</u>	<u>\$ -</u>	

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

**MINUTES OF MEETING
FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Fallschase Community Development District held a Special Meeting on March 1, 2021 at 9:00 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

Also present were:

Howard McGaffney	District Manager
Ken van Assenderp (via telephone)	District Counsel
Jennifer Kilinski	Developer's Counsel
Roger Wynn	District Engineer
Eddie Bass	District Engineer
Max Beverly	Landowner Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 9:07 a.m. Supervisors Yates, Phipps, Lamb and Rick Singletary were present, in person. Supervisor Lewis Singletary was not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of January 31, 2021**
- B. Approval of August 31, 2020 Virtual Public Hearing and Regular Meeting Minutes**

39 Mr. McGaffney presented the Consent Agenda items.

40

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

43

44

45 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2021-01, Designating a Date, Time, and Location for a Landowners' Meeting of the District, and Providing for an Effective Date [Seats 1, 2 & 3]

46

47

48

49

50

51 Mr. McGaffney presented Resolution 2021-01. The Landowners' meeting was set for
52 November 8, 2021 at 9:00 a.m.

53

54 **On MOTION by Mr. Lamb and seconded by Mr. Phipps, with all in favor,**
55 **Resolution 2021-01, Designating a Date, Time, and Location of November 8,**
56 **2021 at 9:00 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308,**
57 **for a Landowners' Meeting of the District, and Providing for an Effective Date,**
58 **was adopted.**

59

60

61 **FIFTH ORDER OF BUSINESS**

Consideration of Acquisition Agreement (2021 Bonds)

62

63

64 Mr. McGaffney presented the Acquisition Agreement between the Fallschase
65 Community Development District and RMDC, Inc., related to the 2021 bonds. Mr. van
66 Assenderp stated he made a few suggestions regarding the wording to Developer's Counsel,
67 Ms. Kilinski, and she agreed to make the changes. Asked what the Agreement entails, Mr.
68 McGaffney explained that that the District must acquire infrastructure funded by the
69 Developer, in order for the Developer to be reimbursed for the cost of the infrastructure that
70 the District will own. Once the bonds are issued, the District would reimburse some of the
71 construction costs back to the Developer. Additionally, any property or infrastructure, such as a
72 lift station, which is deeded over to the City or County, would need to belong to the District
73 first. Mr. van Assenderp stated, through the Acquisition Agreement, the CDD enters the
74 beginning phase of becoming what it was created to be by the Florida Legislature.

75 Discussion ensued regarding funding the infrastructure improvements, Engineer's
76 Report, Methodology, asset certification and ratification of the document. Asked if this is the
77 first of many acquisition Agreements, Mr. Yates replied affirmatively. Mr. van Assenderp
78 commended Mr. Wynn for his diligence in monitoring the use of materials and methodology for
79 construction of the infrastructure.

80

81 **On MOTION by Mr. Rick Singletary and seconded by Mr. Phipps, with all in**
82 **favor, the Acquisition Agreement between the Fallschase CDD and RMDC, Inc.,**
83 **related to the 2021 Bonds, in substantial form and subject to final review by**
84 **District Counsel and Developer's Counsel, and authorizing the Chair to execute,**
85 **was approved.**

86

87

88 **SIXTH ORDER OF BUSINESS**

**Consideration of Acquisition Package
Related to A Portion of the District's
Capital Improvement Plan**

89

90

91

92 Mr. McGaffney read the following letter to the District from the Developer, into the
93 record:

94 "RMDC, Inc. (the "Developer") has completed and wishes to sell to the District certain
95 improvements, which improvements are more particularly set forth in the Engineer's Report
96 (defined below) (the "Improvements"). The Developer wishes to convey the Improvements,
97 which were included in the District's Engineer's Report, dated April 23, 2007, and is likewise
98 expected to be addressed in the Supplemental Engineer's Report for the Fallschase 2021 Bonds
99 (collectively, the "Engineer's Report") to the District in Exchange for the payment of
100 \$10,634,742.12 representing the actual cost of constructing the Improvements. At the
101 appropriate time, please have the funds made payable to RMDC, Inc."

102 Mr. McGaffney asked if the Acquisition Package should be approved in substantial form.
103 Mr. van Assenderp replied affirmatively and stated that he previously reviewed it, conferred
104 with Ms. Kilinski and requested a few changes, which she adopted.

105 Discussion ensued regarding the contents of the package, payment amount, special
106 assessments, property values, Supplemental Assessment Methodology and the Developer.

107 **Ms. Kilinski joined the meeting.**

108 Ms. Kilinski stated that she authored several of the Acquisition Package documents. The
109 Package is similar, in form, to those normally seen in conjunction with acquisition of
110 governmental improvements and outlines the types of improvements that are part of the
111 District's current Capital Improvement Plan (CIP), which the Board previously adopted in the
112 Master Engineer's Report, that Staff anticipates would be specifically identified in the
113 Supplemental Engineer's Report, at a later date. She discussed several documents, including the
114 Affidavit Regarding Costs Paid, Acknowledgements of Acquisition of Certain Improvements,
115 Construction Contract, Warranties, Bill of Sale, Moore Bass Certification document and the
116 Special Warranty Deed.

117 Ms. Kilinski suggested approval in substantial form and authorizing final execution by
118 the Chair, in conjunction with District Staff, and for the Developer to complete the final part of
119 the application.

120 Discussion ensued regarding the Acquisition Package, time frame to complete and/or
121 finalize the transaction, conveyance of utility improvements to other governmental entities,
122 upcoming meetings, final pay application, final Affidavit of Costs Paid, reimbursing the
123 Developer, Supplemental Engineer's Report, Supplemental Methodology Report and
124 imposing/levying special assessments. Ms. Kilinski stated that the Package would allow for
125 turnover of certain improvements, even if it needs to occur prior to the bond issuance.

126

127 **On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in**
128 **favor, the Acquisition Package Related to A Portion of the District's Capital**
129 **Improvement Plan, in substantial form, and authorizing final execution by the**
130 **Chair, in conjunction with District Staff, was approved.**

131

132

133 **SEVENTH ORDER OF BUSINESS**

Staff Reports

134

135 **A. Attorney: *van Assenderp Law***

136 Mr. van Assenderp reported the following:

137 ➤ Mr. Charles Gardner currently has the new legal descriptions of the property to be
138 contracted out of the District.

139 ➤ The petition that was previously drafted and sent to the County would be corrected to
140 update the ownership and obtain new signatures.

141 ➤ Mr. Gardner would then interact with the County to get the boundaries contracted
142 through an amendment to the ordinance.

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

144 Mr. Wynn stated the construction is ongoing and nearing completion. As-built surveys
145 are needed prior to the Engineer’s certification.

146 Discussion ensued regarding the as-builts.

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

- 148 • NEXT MEETING DATE: April 5, 2021 at 11:00 A.M.

149 The next meeting would be held on April 5, 2021 at 11:00 a.m., unless cancelled.

150

151 **EIGHTH ORDER OF BUSINESS**

**Audience Comments/Supervisors
Requests**

152

153

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

155

156 **NINTH ORDER OF BUSINESS**

Adjournment

157

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

159

160

<p>161 On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor, the 162 meeting adjourned at 9:52 a.m.</p>

163

164

165

166

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

167
168
169
170
171
172

Secretary/Assistant Secretary

Chair/Vice Chair

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

10CI



MARK S. EARLEY
SUPERVISOR OF ELECTIONS
LEON COUNTY, FLORIDA

April 15, 2021

Daphne Gillyard
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Re: Fallschase Community Development District

Dear Ms. Gillyard:

In response to your email we are happy to provide the number of registered voters for the Fallschase CDD as of April 15, 2021. The voter registration total that you requested is as follows:

Fallschase CDD: 0 registered voters

These determinations were made using our voter registration database and the current map of the district. We hope this information satisfies your requirements. If you need additional assistance please contact Johnny To, Demographics/GIS Manager at

(850) 606-8683 or via email at ToJ@leoncountyfl.gov.

Sincerely,

Mark Earley

FALLSCHASE

COMMUNITY DEVELOPMENT DISTRICT

10CIII

FALLSCHASE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

2810 Remington Green Circle, Tallahassee, Florida 32308

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2020 CANCELED	Regular Meeting	11:00 AM
January 4, 2021 CANCELED	Regular Meeting	11:00 AM
February 1, 2021 CANCELED	Special Meeting	9:30 AM
March 1, 2021	Special Meeting	9:00 AM
April 5, 2021 CANCELED	Regular Meeting	11:00 AM
June 7, 2021	Regular Meeting	11:00 AM
August 30, 2021	Public Hearing & Regular Meeting	11:00 AM