

**MINUTES OF MEETING
FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Fallschase Community Development District held a Regular Meeting on December 14, 2021 at 1:30 p.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308.

Present at the meeting were:

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

Also present were:

Cindy Cerbone (via telephone)	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Michal Szymonowicz (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Ken van Assenderp	District Counsel
Roger Wynn (via telephone)	District Engineer
Fred Harris	Greenberg Traurig, P.A.
Jennifer Kilinski	Developer's Counsel
Bill Reagan (via telephone)	FMSbonds, Inc. (FMS)
Niyala Harrison (via telephone)	Greenberg Traurig, P.A.
Sarah Parrow	GrayRobinson, P.A.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:34 p.m. Supervisors Yates, Lamb, Lewis Singletary and Rick Singletary were present in person. Supervisor Phipps was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors (*the following to be provided in separate package*)

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Lamb and Mr. Lewis Singletary. The Oath of Office would be administered to Mr. Phipps at another time. The Board was already familiar with the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B – Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, 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

Ms. Cerbone presented Resolution 2022-02. She recapped the results of the Landowners’ Election, as follows:

Seat 1	Mr. William Lamb	292 votes	4-Year Term
Seat 2	Mr. Jeff Phipps	291 votes	2-Year Term
Seat 3	Mr. Lewis Singletary III	292 votes	4-Year Term

On MOTION by Mr. Lewis Singletary and seconded by Mr. Lamb, with all in favor, Resolution 2022-02, 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 2022-03, Designating Certain Officers of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2022-03. Mr. Rick Singletary nominated the following slate of offices:

Richard Yates	Chair
Rick Singletary	Vice Chair
Craig Wrathell	Secretary
William Lamb	Assistant Secretary
Jeff Phipps	Assistant Secretary
Lewis Singletary	Assistant Secretary
Jamie Sanchez	Assistant Secretary
Cindy Cerbone	Assistant Secretary

No other nominations were made.

Prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

On MOTION by Mr. Rick Singletary and seconded by Mr. Lamb, with all in favor, Resolution 2022-03, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Authorizing and Approving Change of Designated Registered Agent and Registered Office

Ms. Cerbone presented Resolution 2022-04.

On MOTION by Mr. Rick Singletary and seconded by Mr. Lewis Singletary, with all in favor, Resolution 2022-04, Authorizing and Approving Change of Designated Registered Agent to Jessica McGrew and McGrew Law, 2810 Remington Green Circle, Tallahassee, Florida 32308 as the Registered Office, was adopted.

SEVENTH ORDER OF BUSINESS

Amended and Restated Engineer’s Report on District Improvements and Estimated Probable Construction Cost *(for informational purposes)*

Ms. Cerbone stated that the Reports behind the Seventh, Eighth and Ninth Orders of Business were unchanged since they were approved at the October 18, 2021 meeting; therefore, no further action was necessary.

EIGHTH ORDER OF BUSINESS

Final Supplemental Report to the Amended and Restated Engineer’s Report on District Improvements and Estimated Probable Construction Cost *(for informational purposes)*

This item was discussed during the Seventh Order of Business.

NINTH ORDER OF BUSINESS

Amended and Restated Master Special Assessment Methodology Report *(for informational purposes)*

This item was discussed during the Seventh Order of Business.

TENTH ORDER OF BUSINESS

Consideration of FMSbonds, Inc., Agreement for Underwriter Services and Rule G-17 Disclosure

Ms. Cerbone stated this Agreement was being presenting today because it was never executed. Mr. Reagan stated that he was in possession of a signed copy that the Chair executed a couple of years ago. As the Board and several Attorney’s in attendance stated they are fine with the Agreement that was previously executed, no further action was necessary.

ELEVENTH ORDER OF BUSINESS

Final Supplemental Special Assessment Methodology Report *(for informational purposes)*

Mr. Szymonowicz stated that the only differences in the Final Supplemental Special Assessment Methodology Report dated December 8, 2021, compared to the other versions, were updates to the bond amount and the annual assessments. Discussion ensued regarding the Series 2021 Special Assessment Bonds principal amount of \$16,610,000 to fund \$15,236,321.11 of CIP costs, Bond Assessments Allocation and the blended interest rate, were discussed.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2022-05, Setting Forth the Specific Terms of the District's \$16,610,000 Special Assessment Revenue Bonds, Series 2021; Making Certain Additional Findings and Confirming and/or Adopting An Engineer's Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the 2021 Bonds; Addressing the Allocation And Collection of the Assessments Securing the 2021 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Ms. Carbone presented Resolution 2022-05 and read the title. This Resolution is the revised version that is in the agenda that was emailed this morning and posted on the website.

On MOTION by Mr. Lamb and seconded by Mr. Rick Singletary, with all in favor, Resolution 2022-05, in substantial form, Setting Forth the Specific Terms of the District's \$16,610,000 Special Assessment Revenue Bonds, Series 2021; Making Certain Additional Findings and Confirming and/or Adopting An Engineer's Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the 2021 Bonds; Addressing the Allocation And Collection of the Assessments Securing the 2021 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

It was determined that Resolution 2022-05 could be adopted in final form, rather than in substantial form. Mr. van Assenderp recommended adopting Resolution 2022-05 as written.

On MOTION by Mr. Lamb and seconded by Mr. Rick Singletary, with all in favor, Resolution 2022-05, Setting Forth the Specific Terms of the District's \$16,610,000 Special Assessment Revenue Bonds, Series 2021; Making Certain Additional Findings and Confirming and/or Adopting An Engineer's Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the 2021 Bonds; Addressing the Allocation And Collection of the Assessments Securing the 2021 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

Mr. van Assenderp discussed the following information from Ms. Bouza, Assistant Leon County Attorney:

- The Boundary Amendment Petition was submitted, as signed, and filed with the court.
- It is scheduled to be presented to the Board of County Commissioners on January 25, 2022.
- The Public Hearing to consider the Ordinance and amend the boundary is scheduled for February 8, 2022.

FOURTEENTH ORDER OF BUSINESS

Consideration of Outstanding Financing Items

Ms. Kilinski referred to the Acquisition Agreement package that was approved in substantial form at a prior meeting. Due to the timing of the plat and Board Meetings, she recommended giving authorization to the District Engineer and District Counsel to review and sign off on the final form of the requisitions for reimbursement of improvements to be conveyed to the CDD before it is dedicated to the County or City, subject to not exceeding the construction proceeds. The actions would be ratified at the next meeting.

The Board had no objection to this request.

FIFTEENTH ORDER OF BUSINESS

Update: Stormwater Reporting Requirements

Ms. Cerbone stated that newly adopted legislation requires governmental entities to prepare and submit a 20-Year Stormwater Management Needs Analysis Report by June 30, 2022, and every five years thereafter. As this legislation was just passed recently, this expense was not budgeted. This information was provided to the District Engineer and he would present a proposal at the next meeting.

SIXTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2021

Ms. Cerbone presented the Unaudited Financial Statements as of October 31, 2021

On MOTION by Mr. Rick Singletary and seconded by Mr. Lamb, with all in favor, the Unaudited Financial Statements as of October 31, 2021, were accepted.

SEVENTEENTH ORDER OF BUSINESS**Approval of Minutes**

Ms. Cerbone presented the following:

- A. **October 11, 2021 Regular Meeting**
- B. **October 18, 2021 Continued Regular Meeting**
- C. **November 1, 2021 Landowners' Meeting**

On MOTION by Mr. Rick Singletary and seconded by Mr. Lewis Singletary, with all in favor, the October 11, 2021 Regular Meeting, October 18, 2021 Continued Regular Meeting and November 1, 2021 Landowners' Meeting, as presented, were approved.

EIGHTEENTH ORDER OF BUSINESS**Staff Reports**

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

There was nothing further to report.

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

There was nothing further to report.

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

- **NEXT MEETING DATE: March 7, 2022 at 10:30 AM**
 - **QUORUM CHECK**


The next meeting will be held March 7, 2022, unless canceled.

NINETEENTH ORDER OF BUSINESS**Audience Comments/Supervisors Requests**

There were no audience comments or Supervisors' requests.

TWENTIETH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Lewis Singletary and seconded by Mr. Rick Singletary, with all in favor, the meeting adjourned at 2:09 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair