

**MINUTES OF MEETING  
FALLSCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Fallschase Community Development District held a Public Hearing and Regular Meeting on August 1, 2022 at 10:30 a.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308.

**Present at the meeting were:**

Richard Yates	Chair
Rick Singletary	Vice Chair
Lewis Singletary	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Ken van Assenderp	District Counsel
Roger Wynn	District Engineer
Max Beverly	Landowner Representative

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:44 a.m. Supervisors Yates, Rick Singletary and Lewis Singletary were present, in person. Supervisors Lamb and Phipps were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2022/2023 Budget**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2022-10, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending**

**September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Cerbone presented the Proposed Fiscal Year 2023 budget. The budget is unchanged since it was last presented. The General Fund is Developer-funded. Asked about a withholding for the tax year, Ms. Cerbone stated she was not aware of anything unusual but will double-check the capitalized interest period.

**On MOTION by Mr. Rick Singletary and seconded by Mr. Lewis Singletary, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Rick Singletary and seconded by Mr. Lewis Singletary, with all in favor, the Public Hearing was closed.**

Ms. Cerbone presented Resolution 2022-10 and read the title.

**On MOTION by Mr. Lewis Singletary and seconded by Mr. Rick Singletary, with all in favor, Resolution 2022-10, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Landowners' Funding Agreement**

Ms. Cerbone presented the Funding Agreement, which will be updated to a Developer Funding Agreement between the CDD and Red Hills Property Holdings, LLC and 2<sup>nd</sup> Elevated Development LLC regarding the funding of the General Fund. Mr. van Assenderp noted that there is no 2<sup>nd</sup> Elevated. Ms. Cerbone will have the Agreement updated.

**On MOTION by Mr. Yates and seconded by Mr. Rick Singletary, with all in favor, the Developer Funding Agreement, as amended, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Agreement with HOA for Operation and Maintenance of District Infrastructure Improvements, Systems, Facilities and Services**

Mr. van Assenderp presented the Agreement with the HOA for Operation and Maintenance (O&M) of District Infrastructure Improvements, Systems, Facilities and Services. The entity name was left blank and, once Staff is informed of which entity, be it an HOA or management company, it will be entered into the Agreement to manage the O&M of the infrastructure, the draft will be made final and presented for signature. He discussed the purpose of the CDD, the recitals, the CDD's standards, in terms of O&M, and the Legislature.

Ms. Cerbone suggested approving the draft Agreement in substantial form. She will contact the HOA and transmit the documents to Mr. van Assenderp and to the Board to review and fill in the blanks.

**On MOTION by Mr. Lewis Singletary and seconded by Mr. Rick Singletary, with all in favor, the draft Agreement with the HOA for Operation and Maintenance of District Infrastructure Improvements, Systems, Facilities and Services, in substantial form, was approved.**

**SIXTH ORDER OF BUSINESS**

**Ratification of 20-Year Stormwater and Wastewater Management Needs Analysis Report**

Mr. Wynn presented the 20-Year Stormwater and Wastewater Management Needs Analysis Report, which was submitted by the June 30, 2022 due date.

**On MOTION by Mr. Rick Singletary and seconded by Lewis Singletary, with all in favor, the 20-Year Stormwater and Wastewater Management Needs Analysis Report, was ratified.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2022**

Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2022

**On MOTION by Mr. Lewis Singletary and seconded by Mr. Rick Singletary, with all in favor, the Unaudited Financial Statements as of June 30, 2022, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of June 6, 2022 Regular Meeting Minutes**

Ms. Cerbone presented the June 6, 2022 Regular Meeting Minutes.

**On MOTION by Mr. Lewis Singletary and seconded by Mr. Rick Singletary, with all in favor, the June 6, 2022 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. van Assenderp reported the following:

- At a future meeting, it will be time for the Board to commence marketing the property.
- District Staff will advise the Board on what to say and what not to say to avoid getting into political, legal and media trouble because of the lack of knowledge of the sales staff and to continue communications as the different real estate individuals become involved.
- The Board should authorize Staff to set up a briefing session with all individuals who will be helping to market the property.

Discussion ensued regarding real estate professionals, property taxes, HOA fees, sales timeline and packets.

Mr. van Assenderp asked to review the sales packets. The Board agreed to Mr. van Assenderp's recommendation.

Asked how briefings will be arranged, Ms. Cerbone suggested circulating an email to all parties three to four weeks prior to a meeting.

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

There was nothing further to report.

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

- **NEXT MEETING DATE: October 3, 2022 at 10:30 AM**
  - **QUORUM CHECK**

The next meeting will be on held October 3, 2022.

**TENTH ORDER OF BUSINESS**

**Audience Comments/Supervisors Requests**

There were no audience comments or Supervisors' requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Rick Singletary and seconded by Mr. Lewis Singletary, with all in favor, the meeting adjourned at 11:19 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair