

**MINUTES OF MEETING
FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Fallschase Community Development District held a Regular Meeting on November 15, 2023, immediately following the Landowners' Meeting, scheduled to commence 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
William Lamb	Assistant Secretary
Lewis Singletary	Assistant Secretary

Also present were:

Jamie Sanchez	District Manager
Ken van Assenderp	District Counsel
Roger Wynn	District Engineer
Eddie Bass	Resident
Jessica McGraw	Resident
Evelyn Masa	Resident
Catherine Stresing	Resident
Susan Platt	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:39 a.m. Supervisors Yates, Lamb, Lewis Singletary and Rick Singletary were present in person. Supervisor Phipps was not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Catherine Stresing stated she recently moved into the CDD. She asked when the amenities will be completed and about the coordination between the CDD and the HOA. She reported that she has yet to receive any communication from the new HOA company. Ms. Stresing stated, as a homeowner, she is very eager to know about future construction plans, which builders will build which improvements and the timing of construction. She voiced her frustration about not knowing what is going on in the community.

Mr. van Assenderp stated that the CDD funds everything. The amenities and plans for the Clubhouse are near completion and construction of the community pool will probably commence at the same time as the apartments, in approximately six months, which is the current length of time to get things constructed. He stated the Clubhouse is funded by the Developer and will ultimately be operated by the HOA; construction of the Clubhouse will commence in January or February 2024. He voiced his opinion that, although the CDD fulfills a certain purpose, certain aspects of the community are better handled by the HOA. As the new HOA management company comes on board, it will start sending monthly emails informing about trash pickup and addressing resident concerns.

Resident Evelyn Masa asked if it would be a good idea to contact the HOA Manager to obtain information. She discussed her thoughts on how best to develop a sense of community.

Mr. Yates stated that the Manager, Sherry, who started on October 1, 2023, will be the point of contact and she has a good communication plan.

Mr. van Assenderp stated, once the clubhouse is built, it will serve as a base of operations to develop community. He discussed the challenges the CDD faced in facilitating the irrigation system, how long it took to finalize the Certificate of Occupancy (CO) on the structure that covers the well and the \$12,000 cost in regulatory compliance to get the well structure approved.

Discussion ensued regarding the Clubhouse, how the HOA will protect home values, the advantages of residing in Fallschase instead of neighboring communities, residents organizing to form a subcommittee, protocols when dealing with the HOA Board, why construction of a walking path around the CDD was delayed, the streetlights, alligator sightings, alligator removal hotline, the different builders and the next phases in construction and completion.

Regarding streetlight installation, Mr. Wynn stated the City of Tallahassee will install them once the infrastructure is finally accepted; he will forward an email to Power Engineering to inquire about the installation timing.

Mr. van Assenderp suggested residents write letters to the City and stated that City officials will respond to residents quicker than they will to the CDD Board Members or District Staff.

A Board Member suggested residents call the City and ask to speak to Mr. Houston Whitfield and let him know how dark it is at night due to the lack of streetlights in the community.

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. Richard Yates and Mr. Rick Singletary.

The Oath of Office will be administered to Mr. Jeff Phipps at or before the next meeting.

Mr. Yates and Mr. Singletary are already familiar with the following:

- 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 2024-03, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners’ Meeting; Providing a Severability Clause; and Providing an Effective Date

Ms. Sanchez noted that the agenda was modified and the electronic agenda that the Board received is correct. She presented Resolution 2024-03 and read the title.

On MOTION by Mr. Lamb and seconded by Mr. Rick Singletary, with all in favor, Resolution 2024-03, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners’ Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date

Ms. Sanchez presented Resolution 2024-01. She recapped the results of the Landowners' Election, as follows:

Seat 2	Mr. Richard Yates	349 Votes	4-Year Term
Seat 4	Mr. Rick Singletary	349 Votes	4-Year Term
Seat 5	Mr. Jeffrey Phipps	348 Votes	2-Year Term

On MOTION by Mr. Rick Singletary and seconded by Mr. Lewis Singletary, with all in favor, Resolution 2024-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Designating Certain Officers of the District and Providing for an Effective Date

Ms. Sanchez presented Resolution 2024-02. Mr. Rick Singletary nominated the same slate of officers, as follows:

Richard Yates	Chair
Rick Singletary	Vice Chair
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 Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolution.

On MOTION by Mr. Rick Singletary and seconded by Mr. Lamb, with all in favor, Resolution 2024-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2023

Ms. Sanchez presented the Unaudited Financial Statements as of September 30, 2023.

On MOTION by Mr. Lamb and seconded by Mr. Lewis Singletary, with all in favor, the Unaudited Financial Statements as of September 30, 2023, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of August 7, 2023 Public Hearings and Regular Meeting Minutes

Ms. Sanchez presented the August 7, 2023 Public Hearings and Regular Meeting Minutes.

Mr. van Assenderp thanked Ms. Sanchez and her team for ensuring that his comments appeared verbatim in the minutes.

On MOTION by Mr. Rick Singletary and seconded by Mr. Lewis Singletary, with all in favor, the August 7, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

- A. Attorney: van Assenderp Law**
- B. Engineer: Moore Bass Consulting, Inc.**

There were no reports from District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: March 4, 2024 at 10:30 AM**
 - **QUORUM CHECK**

The next meeting will be held on March 4, 2024, unless canceled.

TENTH ORDER OF BUSINESS

Audience Comments/Supervisors Requests

Mr. Yates stated he was glad that residents are interested in how the community is progressing and thanked everyone for attending the meeting.

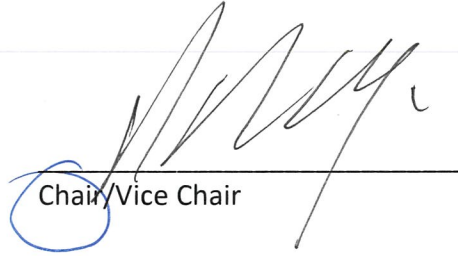
ELEVENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chair/Vice Chair