

**MINUTES OF MEETING
FALLSCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Fallschase Community Development District held a Regular Meeting on April 7, 2025 at 1:30 p.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308.

Present:

Richard Yates
Rick Singletary
Lewis Singletary
William Lamb
Jeffrey "Jeff" Phipps

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Supervisor-Elect

Also present:

Cindy Cerbone
Chris Conti
Kenza van Assenderp (via telephone)
Roger Wynn (via telephone)
Jessica McGrew
Susan Platt

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
RMDC, Inc.
RMDC, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:32 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-01, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing

Severability; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-01. She confirmed with Mr. Yates prior to the meeting that the existing Maintenance Agreement with the HOA to maintain CDD improvements will remain in effect, which is why there are no field operations expenses in the Fiscal Year 2026 budget. The HOA will budget, fund, collect and service and take care of any required repairs and maintenance for CDD improvements.

In response to a question, Ms. Cerbone stated she does not know the process the HOA uses to collect fees from the homeowner. The CDD's budget is comprised of Professional & Administrative expenses only.

Mr. Yates and others agreed it was not necessary to transition the field operations budget from the HOA to the CDD. Mr. van Assenderp stated that the purpose of the District is to manage, at sustained levels of quality, the infrastructure provided by the District that happens to be funded by the bonds and the assessments, it is not financing. However, Districts are being viewed more as a financing mechanism than they are for its legal purpose of managing the infrastructure. If the District Manager and District Engineer believe the HOA is not meeting the District's standard, which exceeds the standards of any County or State requirements, then the CDD can take it back. He advised the District to take charge of its responsibilities sooner than later.

In response to a question about calculating assessments if the decision was made to increase the budget to offset inflation costs, Ms. Cerbone stated that the assessments for the Professional and Administrative portion of the budget are the same amount for all property owners; however, if the Board decides to transfer and incorporate Field Operations into the budget, she recommends using the same calculation on a front footage basis, used for the Debt Service Fund. This would require setting a public hearing to establish that method. Mr. van Assenderp agreed with Ms. Cerbone's explanation and that the District must be consistent with its initial process of apportioning the special benefits that flow peculiar to the various parcels and the various sizes of parcels.

Discussion ensued regarding comments about the HOA Board enhancing its rules on how things are managed, the bonds were raised upon express showing at the validation proceeding that the District is going to manage its improvements and Management's office

receiving and conveying HOA related calls to the Property Manager's office, who have responded phenomenally.

Mr. van Assenderp asked if the CDD Agreement with the HOA, provides that the District can take over, criticize/stop/overcome mistakes. Mr. Yates stated he thinks so; it will probably need to be enhanced as activities forces them to make adjustments to deal with the drama that goes along with managing this.

Ms. Cerbone reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. She reviewed the Assessment Summary Table on Page 7, depicting the assessments slightly decreasing.

Discussion ensued regarding the intent is for the Clubhouse to be private instead of open to the public and who is building the pool for the Clubhouse.

The Public Hearing date on the Resolution will be changed to September 8, 2025.

On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in favor, Resolution 2025-01, as amended, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 8, 2025 at 1:30 p.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-02. She proposed scheduling certain meetings on the first and second Monday of certain months and not scheduling a meeting for January 2026. Meetings will only be held as needed.

The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: October 6, 2025; November 3, 2025; December 8, 2025; January 5, 2026; February 2, 2026; March 2, 2026; April 6, 2026; May 4, 2026; June 1, 2026; July 13, 2026; August 3, 2026; and September 14, 2026

TIME: 1:30 PM

On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor, Resolution 2025-02, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Electing Chris Conti as Assistant Secretary of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-03. The purpose of this Resolution is to appoint Chris Conti as an Assistant Secretary. All other prior appointments by the Board remain unchanged by this Resolution.

On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in favor, Resolution 2025-03, Electing Chris Conti as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Ratification of Leon County Property Appraiser Agreement Electing to Use the Uniform Collection Method for Non-Ad Valorem Assessments

Ms. Cerbone presented the Leon County Property Appraiser Agreement Electing to Use the Uniform Collection Method for Non-Ad Valorem Assessments. Leon County requires the CDD enter into an Agreement with the Property Appraiser each year for placing assessments on the tax bill utilizing the services of the Property Appraiser and Tax Collector.

A Board Member asked if the CDD funds and HOA fees are collected monthly or annually. Ms. Cerbone stated the Tax Collector remits the debt and O&M on-roll assessment funds for platted lots to the CDD on a periodic basis, whereas Management's office creates the debt and O&M off-roll assessment invoices for un-platted lots and submits them to the

landowner. In response to a question as to what the HOA fees are, Ms. Cerbone stated this is not a CDD matter and did not know. Ms. McGrew thinks the annual assessment amount is about \$310 or \$320 per lot.

In response to a question about the tax roll, Ms. Cerbone discussed the process involved in preparing the CDD tax rolls. Mr. van Assenderp noted the Property Appraiser and Tax Collector are no longer part of the County government, which is the reason for the Agreement. He reviewed the roles of each party in placing assessments on the tax bill and thinks the process needs to be streamlined and that Ms. Cerbone would be a great expert witness before the legislature.

On MOTION by Mr. Phipps and seconded by Mr. Lamb, with all in favor, the Leon County Property Appraiser Agreement Electing to Use the Uniform Collection Method for Non-Ad Valorem Assessments, was ratified.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of February 28, 2025**

On MOTION by Mr. Phipps and seconded by Mr. Lewis Singletary, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of September 23, 2024 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in favor, the September 23, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney: van Assenderp Law**

Mr. van Assenderp announced his intent to resign as Legal Counsel for the District, due to his schedule taking him out of state. It will go into effect once the CDD engages new District Counsel. Mr. Yates and others conveyed accolades to Mr. van Assenderp.

On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in favor, the resignation of van Assenderp Law/Mr. van Assenderp as District Counsel, subject to the District entering into an agreement for District Counsel with another individual/firm, was accepted.

B. Engineer: Moore Bass Consulting, Inc.

There was no report.

C. Manager: Wrathell, Hunt and Associates, LLC

- June 2, 2025 at 1:30 PM
- August 4, 2025 at 1:30 PM [Adoption of FY 2026 Budget]
- NEXT MEETING DATE: TBD
- QUORUM CHECK

The June 2, 2025 meeting will be cancelled. The next meeting will be held on September 8, 2025 instead of August 4, 2025.

TENTH ORDER OF BUSINESS

Supervisors' Comment/Requests

There were no Supervisors' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

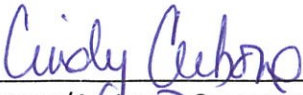
No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Phipps and seconded by Mr. Rick Singletary, with all in favor, the meeting adjourned at 2:18 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair