

**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 September 8, 2025 at 1:30 p.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308.

Present:

Richard Yates	Chair
Rick Singletary	Vice Chair
Jeffrey “Jeff” Phipps	Supervisor-Elect

Also present:

Cindy Cerbone	District Manager
Chris Conti (via telephone)	Wrathell, Hunt and Associates, LLC
Roy Van Wyk (via telephone)	District Counsel
Mary Grace Henley (via telephone)	Kilinski Van Wyk
Lindsey Hartsfield (via telephone)	District Engineer
Eddie Bass	RMDC, Inc.
Susan Platt	RMDC, Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:49 p.m. Supervisors Yates, Phipps and Rick Singletary were present. Supervisors Lamb and Lewis Singletary were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

District Counsel Transition

A. Consideration of Fee Agreement: Kilinski | Van Wyk PLLC

Mr. Van Wyk thanked the Board for the opportunity to serve as the District’s General Counsel and presented the Kilinski | Van Wyk PLLC Fee Agreement.

On MOTION by Mr. Phipps and seconded by Mr. Singletary, with all in favor, the Kilinski | Van Wyk PLLC Fee Agreement, was approved.

FOURTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

- A. Proof/Affidavit of Publication
- B. Consideration of Resolution 2025-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-04. She reviewed the proposed Fiscal Year 2026 budget, which is unchanged from when it was last presented. Asked if the Field Operations Agreement needs to be renewed, Ms. Cerbone believes that it is an auto-renewal. Mr. Conti will find out and provide an answer later in the meeting.

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Phipps and seconded by Mr. Singletary, with all in favor, Resolution 2025-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-05 and read the title. Asked if this modifies the assessments. Ms. Cerbone replied no, it is further clarification that better describes the assessment roll from what was just adopted, along with the collection methods and other items. Mr. Van Wyk explained that, each year, the District must impose assessments for the Operation and Maintenance (O&M) expenses and certify for collection of the debt assessments

for any of the bonds that were issued. This Resolution describes how the funding for the budget that was just approved will be collected. In response to a question, Ms. Cerbone stated the fiscal year starts on October 1st and runs through September 30th.

On MOTION by Mr. Phipps and seconded by Mr. Singletary, with all in favor, Resolution 2025-05, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2024, Prepared by Lanigan & Associates, P.C.

Ms. Cerbone presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

- A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Phipps and seconded by Mr. Singletary, with all in favor, Resolution 2025-06, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-07. She discussed the benefits and noted that the CDD would more likely be the recipient of aid than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Singletary and seconded by Mr. Phipps, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

**FALLSCHASE CDD
EIGHTH ORDER OF BUSINESS**

September 8, 2025

Consideration of Resolution 2025-08, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Restated Rules of Procedure; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-08 and read the title.

Mr. Van Wyk stated a public hearing is necessary as there were statutory changes so some of the Rules of Procedure that must be re-clarified and updated.

On MOTION by Mr. Phipps and seconded by Mr. Singletary, with all in favor, Resolution 2025-08, To Designate May 4, 2026 at 1:30 p.m., at 2810 Remington Green Circle, Tallahassee, Florida 32308, as the Date, Time and Place for the Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Restated Rules of Procedure; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Special Districts Performance Measures and Standards Reporting FY2026

Ms. Cerbone presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Special Districts Performance Measures and Standards Reporting**

On MOTION by Mr. Phipps and seconded by Mr. Singletary, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2025

On MOTION by Mr. Singletary and seconded by Mr. Phipps, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of April 7, 2025 Regular Meeting Minutes

On MOTION by Mr. Phipps and seconded by Mr. Singletary, with all in favor, the April 7, 2025 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Fee Agreement: Kilinski | Van Wyk PLLC**

Mr. Van Wyk urged the Board Members to contact him with questions or concerns in between meetings. He reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

B. Engineer: Moore Bass Consulting, Inc.

There was no report.

C. Manager: Wrathell, Hunt and Associates, LLC

In response to a previous inquiry, Mr. Conti stated the Maintenance Agreement with the HOA renews automatically. He will transmit the Agreement to Ms. Henley for her information.

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**

Staff will email the ethics training links to Mr. Singletary.

- **Hard Copy Agendas vs Tablets**

The Board prefers hard copy agendas.

- **174 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: October 6, 2025 at 1:30 PM**
 - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS**Supervisors' Comment/Requests**

There were no Supervisors' comments or requests.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FIFTEENTH 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.

FALLSCHASE CDD

September 8, 2025



Secretary/Assistant Secretary



Chair/Vice Chair