

**MINUTES OF MEETING
HAWTHORNE MILL NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hawthorne Mill North Community Development District held a Regular Meeting on April 12, 2023 at 9:30 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808.

Present at the meeting were:

Bill Fife	Chair
Mary Moulton	Vice Chair
John (JC) Nowotny	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Nicole Stalder (via telephone)	District Engineer
Lauren Martin	Forestar, Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:25 a.m. Supervisors Moulton, Fife and Nowotny were present. Supervisors Tyree and Potter were not present.

- **District Engineer: Dewberry Engineers, Inc.**

This item, previously Item 12 B, was presented out of order.

Ms. Stalder reported that Hawthorne Estates 1 is under construction and they hope to commence Phase 2 within the next week or two. Regarding whether substantial completion for the utilities and roads was received, it was noted that it will not occur until June or July.

Ms. Stalder noted an outstanding additional service and asked if it should be a work authorization like the other one. Mr. Earlywine replied affirmatively.

Ms. Stalder left the meeting.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Courtney Potter, SEAT 4 (Term Expires November 2024)

Ms. Cerbone presented Ms. Potter’s resignation from Seat 4.

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the resignation of Ms. Courtney Potter from Seat 4, was accepted.

FOURTH ORDER OF BUSINESS

Consideration of Appointment of Lauren Martin to Fill Unexpired Term of Seat 4

Mr. Fife nominated Ms. Lauren Martin to fill Seat 4.

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the appointment of Ms. Lauren Martin to fill Seat 4, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor (the following to be provided in a separate package)**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Martin. The following items were previously explained to Ms. Martin:

- A. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. **Board 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**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-01. Mr. Fife nominated the following slate:

- | | |
|------------|--------------|
| Chair | Bill Fife |
| Vice Chair | Mary Moulton |

Assistant Secretary	Chris Tyree
Assistant Secretary	John Nowotny
Assistant Secretary	Lauren Martin
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Andrew Kantarzhi

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. Fife and seconded by Ms. Moulton, with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Approving the Proposed Budget for Fiscal Year 2023/2024 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 2023-03. She reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

Discussion ensued regarding the anticipated number of units.

Ms. Cerbone stated that the proposed Fiscal Year 2024 budget can be approved subject to confirming the total number of units and adjusting the number if necessary.

On MOTION by Mr. Fife and seconded by Ms. Moulton, with all in favor, Resolution 2023-03, Approving the Proposed Budget for Fiscal Year 2023/2024, in substantial form and confirmation of the number of units, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 9, 2023 at 9:30 a.m., at Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

**HAWTHORNE MILL NORTH CDD
SEVENTH ORDER OF BUSINESS**

April 12, 2023

**Consideration of Proposal to Provide
Professional Consulting Services [2023
Supplemental Engineer's Report]**

Ms. Cerbone the presented Dewberry Engineers, Inc., proposal to provide District Engineering Professional Consulting Services, including preparation of the 2023 Supplemental Engineer's Report.

On MOTION by Ms. Moulton and seconded by Ms. Martin, with all in favor, the Dewberry Engineers, Inc., proposal to provide District Engineering Professional Consulting Services, including preparation of the 2023 Supplemental Engineer's Report, was approved.

EIGHTH ORDER OF BUSINESS

**Ratification of Engagement with Jere
Earlywine at Kutak Rock LLP**

- **Consideration of Retention and Fee Agreement**

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, engagement of Jere Earlywine/Kutak Rock LLP for District Counsel Services, was ratified, and the Kutak Rock LLP Retention and Fee Agreement, was approved.

Regarding the number of units, Mr. Earlywine stated his records show 825 lots for Phases 1 through 4. He wondered if the additional lots are related to another property. A Board Member asked if there will be another CDD for the other area. Mr. Earlywine was unsure if there will be a boundary amendment or a new CDD. The Board Members think a boundary amendment is the most likely scenario.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02,
Designating the Primary Administrative
Office and Principal Headquarters of the
District and Providing an Effective Date**

This item was deferred.

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 28, 2023**

On MOTION by Ms. Moulton and seconded by Mr. Fife, with all in favor, the Unaudited Financial Statements as of February 28, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of August 10, 2022 Public Hearing and Regular Meeting Minutes

On MOTION by Ms. Moulton and seconded by Mr. Nowotny, with all in favor, the August 10, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was nothing further to report.

B. District Engineer: Dewberry Engineers, Inc.

This item was addressed following the First Order of Business.

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

- **NEXT MEETING DATE: May 10, 2023 at 9:30 AM, immediately following the adjournment of the Fox Branch Ranch CDD meeting and Harmony on Lake Eloise CDD meeting, scheduled to commence at 9:30 AM, respectively.**

- **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

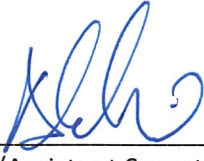
Public Comments

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Fife and seconded by Mr. Nowotny, with all in favor, the meeting adjourned at 10:43 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair