

39 Ms. Sandy explained that she had spoken with some of the Board members in regards to moving
40 to seats with longer term expirations to ensure that the turnover to resident control would occur in
41 an orderly fashion. She indicated that this would be done through a series of motions.

42 On a MOTION by Mr. Zook, SECONDED by Ms. Mize, WITH ALL IN FAVOR, the Board adopted
43 **Resolution 2023-04, FY 2022 Budget Amendment**, for the Preserve at South Branch Community
44 Development District.

45 B. Update on Declaration of Projects Complete

- 46 1. Ratification of WRA Consulting Services Agreement - \$2,500
47 2. Consideration and Adoption of **Resolution 2023-05, Declaring the Series 2018 Project**
48 **Complete**
49 3. Consideration and Adoption of **Resolution 2023-06, Declaring the Series 2019 Project**
50 **Complete**
51 4. Consideration and Adoption of **Resolution 2023-07, Declaring the Series 2021 Project**
52 **Complete**

53 Ms. Sandy informed the Board that WRA would need to contribute to signing off on items. She
54 requested authorization from the Board to authorize Ms. Mize and herself to negotiate an agreement
55 with WRA.

56 On a MOTION by Mr. Zook, SECONDED by Mr. Snyder, WITH ALL IN FAVOR, the Board authorized
57 Ms. Mize and Ms. Sandy to negotiate an agreement with WRA, for the Preserve at South Branch
58 Community Development District.

59 C. Exhibit 5: Consideration of Wetland Mitigation Proposals

- 60 1. Bayhead Ecological (Revised) - \$3,770.00 per event
61 2. Steadfast Environmental - \$3,770.00 per event

62 On a MOTION by Mr. Zook, SECONDED by Ms. Mize, WITH ALL IN FAVOR, the Board approved the
63 Steadfast Environmental Wetland Mitigation Proposal, in the amount of \$3,770.00 per event, for the
64 Preserve at South Branch Community Development District.

65 D. Exhibit 6: Consideration of Wetland Monitoring/2022 Reporting Proposals

- 66 1. WRA - \$8,690.00
67 2. Steadfast Environmental - \$3,800.00

68 On a MOTION by Mr. Zook, SECONDED by Mr. Snyder, WITH ALL IN FAVOR, the Board approved
69 the Steadfast Environmental Wetland Mitigation Proposal, in the amount of \$3,800.00, for the Preserve at
70 South Branch Community Development District.

71 E. Ratification of Joint Motion or Entry of a Stipulated Consent Judgement Between the County,
72 CDD, HOA & DR Horton

73 Mr. Krause noted that this was a walk-on item that was able to be viewed on the Supervisors'
74 tablets.

75 On a MOTION by Mr. Zook, SECONDED by Mr. Snyder, WITH ALL IN FAVOR, the Board approved
76 the Ratification of Joint Motion or Entry of a Stipulated Consent Judgement Between the County, CDD,
77 HOA, & DR Horton, for the Preserve at South Branch Community Development District.

78 **FIFTH ORDER OF BUSINESS – Staff Reports**

79 A. District Counsel – *Sarah Sandy, Kutak Rock*

80 Ms. Sandy stated that she had nothing to report.

81 B. District Engineer – *Stephen Brletic, JMT*

82 The District Engineer was not present.

83 C. District Manager – *Larry Krause, DPF*

84 1. Exhibit 7: Field Operations Report – *Tish Dobson, DPF*

85 Mr. Zook commented on street signs that needed to be straightened. Ms. Dobson indicated
86 that there was a proposal to straighten the signs.

87 a. Landscape Report – *Cepra*

88 Cepra was not present.

89 b. Exhibit 8: Pond Report – *Steadfast Environmental*

90 Mr. Snyder commented that pond levels had dropped due to weather and noted
91 that the fountains may need to be turned off to prevent damage to them. Mr.
92 Krause was directed to speak with the fountain manufacturer to determine the
93 depth at which the fountains should be turned off.

94 2. Reminder Landowner Election Meeting Scheduled for November 15, 2022

95 Mr. Krause stated that the Landowner Election Meeting would be held at 9 a.m. on
96 November 15, 2022. He reminded the Board that their presence was not required for this
97 meeting.

98 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda Items – (limited**
99 *to 3 minutes per individual)*

100 Mr. Haller commented on landscaping issues at 3161 Living Coral.

101 **SEVENTH ORDER OF BUSINESS – Supervisors Requests (Includes Next Meeting Agenda Item**
102 *Requests)*

103 Ms. Mize noted that she would like to have Mr. Burgess work with Joe Cimino on project
104 completion. Ms. Sandy indicated that this would not be an issue and that no motion would be
105 necessary.

106 **EIGHTH ORDER OF BUSINESS – Action Items Summary (To Be Emailed to Supervisors and Staff)**

107 Mr. Krause reviewed the Action Items Summary, which was as follows:

108 1. The District Manager will work with Florida Fountains on the depth the water needed to be
109 before shutting off fountains to prevent damage to motors and will alert residents if the
110 fountains needed to be turned off.

111 2. The District Manager will address landscaping issues at 3161 Living Coral.

112 **NINTH ORDER OF BUSINESS – Next Meeting Quorum Confirmation**

113 *(December 6, 2022 at 9 a.m. at Residence Inn by Marriot Tampa Suncoast Parkway at NorthPointe*
114 *Village - 2101 Northpoint Parkway, Lutz, FL)*

115 Mr. Krause reminded the Board of the date, time, and location of the next meeting. Ms. Sandy
116 requested to continue the current meeting on November 14 or 15 to address the Update on
117 Declaration of Projects Complete. Mr. Zook made a motion to continue the meeting on Tuesday,
118 November 15, at 8 a.m.

119 On a MOTION by Mr. Zook, SECONDED by Mr. Snyder, WITH ALL IN FAVOR, the Board approved
120 continuing the meeting on Tuesday, November 15 at 8 a.m. for the Preserve at South Branch Community
121 Development District.

122 *(The Board recessed the meeting at 9:28 a.m.)*

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MINUTES OF MEETING
THE PRESERVE AT SOUTH BRANCH
COMMUNITY DEVELOPMENT DISTRICT

The Continued Meeting of the Board of Supervisors of the Preserve at South Branch Community Development District was held on Tuesday, November 15, 2022 at 8:02 a.m. at the Residence Inn, 2101 Northpoint Parkway, Lutz, FL 33558.

FIRST ORDER OF BUSINESS – Roll Call

Mr. Krause called the meeting to order and conducted roll call.

Present and constituting a quorum were:

John Snyder	Board Supervisor, Chairman
Anne Mize	Board Supervisor, Vice Chairwoman
Ryan Zook	Board Supervisor, Assistant Secretary

Also present were:

Larry Krause	District Manager, DPFM Management & Consulting
Ray Lotito	District Manager, DPFM Management & Consulting
Tish Dobson	Field Operations, DPFM Management & Consulting
Sarah Sandy	District Counsel, Kutak Rock LLP
Stephen Brletic (via phone)	District Engineer, Johnson, Mirmiran & Thompson, Inc.

The following is a summary of the discussions and actions taken at the November 15, 2022 Preserve at South Branch CDD Board of Supervisors Continued Meeting. Audio for this meeting is available upon public records request.

SECOND ORDER OF BUSINESS – Audience Comments – Agenda Items (limited to 3 minutes per individuals for agenda items)

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Business Matters

A. Update on Declaration of Projects Complete

1. Ratification of WRA Consulting Services Agreement - \$2,500

On a MOTION by Mr. Zook, SECONDED by Ms. Mize, WITH ALL IN FAVOR, the Board approved the Ratification of WRA Consulting Services Agreement, in the amount of \$2,500.00, for the Preserve at South Branch Community Development District.

2. Consideration and Adoption of **Resolution 2023-05, Declaring the Series 2018 Project Complete**

Ms. Sandy reviewed the Resolution. In response to a question from Mr. Zook, Ms. Sandy clarified that the Resolutions would be updated with the executed Engineer Certificates.

On a MOTION by Mr. Zook, SECONDED by Ms. Mize, WITH ALL IN FAVOR, the Board adopted the **Resolution 2023-05, Declaring the Series 2018 Project Complete**, for the Preserve at South Branch Community Development District.

3. Consideration and Adoption of **Resolution 2023-06, Declaring the Series 2019 Project Complete**

162 Ms. Sandy reviewed the Resolution and reiterated that there was an executed Engineer
163 Certificate from WRA.

164 On a MOTION by Mr. Zook, SECONDED by Ms. Mize, WITH ALL IN FAVOR, the Board adopted the
165 **Resolution 2023-06, Declaring the Series 2019 Project Complete**, for the Preserve at South Branch
166 Community Development District.

167 4. Consideration and Adoption of **Resolution 2023-07, Declaring the Series 2021 Project**
168 **Complete**

169 Ms. Sandy discussed the Resolution and reiterated that this would be updated with the
170 executed Engineer Certificate.

171 On a MOTION by Mr. Zook, SECONDED by Ms. Mize, WITH ALL IN FAVOR, the Board adopted the
172 **Resolution 2023-07, Declaring the Series 2021 Project Complete**, for the Preserve at South Branch
173 Community Development District.

174 **FOURTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda Items –**
175 *(limited to 3 minutes per individual)*

176 There being none, the next item followed.

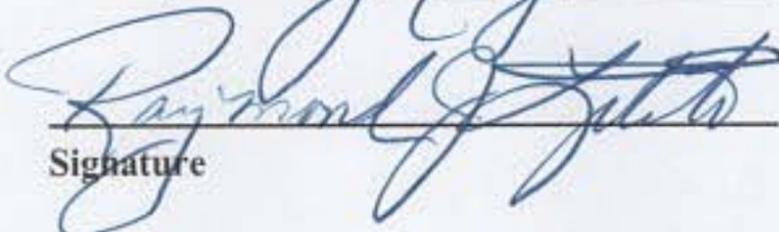
177 **FIFTH ORDER OF BUSINESS – Adjournment**

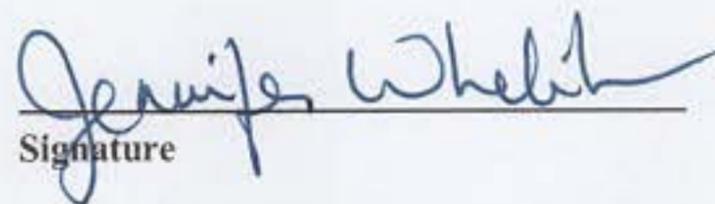
178 Mr. Krause asked for final questions, comments, or corrections before requesting a motion to
179 adjourn the meeting. There being none, Ms. Mize made a motion to adjourn the meeting.

180 On a MOTION by Ms. Mize, SECONDED by Mr. Zook, WITH ALL IN FAVOR, the Board adjourned the
181 meeting for the Preserve at South Branch Community Development District.

182 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
183 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
184 *including the testimony and evidence upon which such appeal is to be based.*

185 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
186 meeting held on January 2023.

187 
Signature


Signature

188 Raymond J. Lotito
Printed Name

Jennifer Whelihan
Printed Name

189 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman