

**MINUTES OF MEETING  
EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Evergreen Community Development District held Multiple Public Hearings and a Regular Meeting on August 2, 2019, at 10:00 a.m., at the office of ZNS Engineering, 201 5<sup>th</sup> Ave., Dr. E, Bradenton, Florida 34208.

**Present at the meeting were:**

Les Basnight	Chair
Rhett Johnson	Vice Chair
Clifton Fischer	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Lisa Dao	Wrathell, Hunt and Associates, LLC
Tucker Mackie	District Counsel
Nathan Kragt	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 11:25 a.m. Supervisors Basnight, Johnson and Fischer were present, in person. Supervisors Cheeks and Conoley were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Public Hearing on the Adoption of Fiscal  
Year 2019/2020 Budget**

**A. Affidavit/Proof of Publication**

The proof of publication was included for informational purposes.

**B. Consideration of Resolution 2019-36, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Cerbone reviewed the proposed Fiscal Year 2020 budget line item increases, decreases and adjustments compared to Fiscal Year 2019 and explained the reasons for changes. There were no monetary changes since the proposed budget was approved in May. The \$235.08 assessment for each of the 417 units would be billed off roll.

**On MOTION by Mr. Fischer and seconded by Mr. Johnson, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Fischer and seconded by Mr. Johnson, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Basnight and seconded by Mr. Fischer, with all in favor, Resolution 2019-36, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2019/2020**

**A. Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**B. Mailed Notice to Property Owners**

The notice to property owners was included for informational purposes.

**C. Consideration of Resolution 2019-37, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Fischer and seconded by Mr. Johnson, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Fischer and seconded by Mr. Johnson, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Basnight and seconded by Mr. Fischer, with all in favor, Resolution 2019-37, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Agreement By and Between the District and Amazon Landco, LLC, Regarding the Direct Collection of Special Assessments for Fiscal Year 2019-2020**

Ms. Carbone presented the Agreement.

**On MOTION by Mr. Fischer and seconded by Mr. Basnight, with all in favor, the Agreement By and Between the District and Amazon Landco, LLC, Regarding the Direct Collection of Special Assessments for Fiscal Year 2019-2020, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-38, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date**

Ms. Carbone presented Resolution 2019-38.

**On MOTION by Mr. Fischer and seconded by Mr. Basnight, with all in favor, Resolution 2019-38, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of ZNS Engineering, L.C., Professional Engineering Services Agreement**

Ms. Mackie presented the Engineering Services Agreement. Following the RFQ process, at the last meeting the Board authorized the execution of a contract with ZNS, the highest ranked bidder. The Agreement governs the terms, conditions and services that ZNS provides, including attending meetings and construction review and oversight, and provides for additional services through Work Authorizations.

**On MOTION by Mr. Basnight and seconded by Mr. Fischer, with all in favor, the ZNS Engineering, L.C., Professional Engineering Services Agreement, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Work Authorization for Engineering Services**

Ms. Mackie presented the Work Authorization for Engineering Services. Engineering services were provided to the District via the Developer, through a direct contract, which were allowable costs under the Capital Improvement Plan. This Work Authorization would allow the District to requisition the Trustee for the funds to pay ZNS upon receipt of invoice.

**On MOTION by Mr. Basnight and seconded by Mr. Fischer, with all in favor, the Work Authorization for Engineering Services, was approved.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2019**

Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2019.

On MOTION by Mr. Fischer and seconded by Johnson, with all in favor, the Unaudited Financial Statements as of June 30, 2019, were accepted.

**TENTH ORDER OF BUSINESS**

**Approval of May 3, 2019 Public Hearing and Regular Meeting Minutes**

Ms. Cerbone presented the May 3, 2019 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Fischer and seconded by Mr. Johnson, with all in favor, the May 3, 2019 Public Hearing and Regular Meeting Minutes, as presented, were approved.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Hopping Green & Sams, P.A.***

Ms. Mackie stated draft revised Rules of Procedure reflecting changes from the last legislative session would likely be presented at the next meeting.

**B. District Engineer: *ZNS Engineering, L.C.***

**▪ Change Order for Oak City South**

**This item was an addition to the agenda.**

Ms. Mackie recalled that a construction contract with Oak City South was approved at a prior meeting. The District Engineer was proposing a change order to that agreement, for an additional \$1,066,530.25. Board approval was requested in order to prepare the necessary documentation, in a not-to-exceed \$1,100,000, which would be ratified at the next meeting.

On MOTION by Mr. Fischer and seconded by Mr. Johnson, with all in favor, the Change Order to the Oak City South contract, in a not-to-exceed additional amount of \$1,100,000, to be ratified at the next meeting, was approved.

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

- **NEXT MEETING: September 6, 2019 at 10:00 a.m.**

The next meeting will be held on September 6, 2019 at 10:00 a.m.

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**


**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Fischer and seconded by Mr. Basnight, with all in favor, the meeting adjourned at 11:37 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair