

**MINUTES OF MEETING  
EVERGREEN  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Evergreen Community Development District held a Public Hearing and Regular Meeting on March 6, 2020, 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:**

Ryan Zook	Chair
Anne Mize (via telephone)	Assistant Secretary
Hal Lutz	Assistant Secretary
Greg Mundell	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Daniel Rom	Wrathell Hunt and Associates LLC
Tucker Mackie (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:29 a.m. Supervisors Zook, Lutz and Mundell were present, in person. Supervisor Mize was attending via telephone. Supervisor Snyder was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

▪ **Water Use Permit**

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

Ms. Cerbone stated, at the Willow Hammock (WHCDD) Board meeting, an issue was raised regarding Evergreen CDD's water use permit and work by Progressive Water Resources (PWR) related to getting permits in place. The information would be provided to District Staff and the Developer for review. The Board would authorize the Board Chair to execute any applicable documents following reviews by District Staff and the Developer.

**On MOTION by Mr. Zook and seconded by Mr. Lutz, with all in favor, subject to appropriate District Staff review, authorizing the Chair to execute documents related to the water use permit and to ratify at a subsequent meeting, was approved.**

**THIRD ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments and Objections to the Adoption of the Amended and Restated Rules of Procedure, Pursuant to Sections 190.11(5), 190.011(15) and 190.035, Florida Statutes**

Ms. Cerbone stated Ms. Mackie presented the Amended and Restated Rules of Procedure during the WHCDD Board meeting, in the presence of the same Board Members and District Staff.

**A. Affidavits of Publication**

- **Notice of Rule Development**
- **Notice of Rulemaking**

The affidavits of publication were included for informational purposes.

**B. Consideration of Resolution 2020-07, Adopting Amended and Restated Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2020-07 and read the title.

**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, Resolution 2020-07, Adopting Amended and Restated Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-08, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Ms. Cerbone presented Resolution 2020-08. She stated that, at the WHCDD meeting, with the same Board Members and District Staff, she gave an overview of the Internal Controls Policy.

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**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, Resolution 2020-08, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Ratification of ZNS Engineering, L.C., Work Authorization No. 2**

Ms. Cerbone presented Work Authorization No.2 in a not-to-exceed amount of \$30,000.

**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, ZNS Engineering, L.C., Work Authorization No. 2, in a not-to-exceed amount of \$30,000, was ratified.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Evergreen of Manatee County Community Association, Inc., Facility Management, Operation and Maintenance Services Agreement**

Ms. Cerbone stated District Management previously recommended that the CDD enter into a maintenance agreement whereby the Association would maintain the assets/improvements of the District. She requested approval of the Maintenance Services Agreement, pending Management’s retrieval of exhibits/sketches listing the improvements from the District Engineer. Ms. Cerbone would contact Ms. Mize regarding the sketches.

**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the Evergreen of Manatee County Community Association, Inc., Facility Management, Operation and Maintenance Services Agreement, pending Management’s retrieval of exhibits/sketches of improvements, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Manatee County Property Appraiser Nondisclosure Agreement for Information Exempt from Public Disclosure Under Chapter 119, Florida Statutes**

Ms. Mackie stated the following regarding the Manatee County Property Appraiser Nondisclosure Agreement for Information Exempt from Public Disclosure Under Chapter 119, Florida Statutes:

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- The Agreement was the result of heightened restrictions and liability when there is a resulting disclosure of information that is otherwise exempt and confidential, which is kept by the Property Appraiser, such as the names and addresses of first responders.
- The Property Appraiser requested execution of the agreement today, confirming the District's continuing obligation to keep certain information confidential and exempt.
- Oftentimes, the information is already removed from the tax rolls and is reflected with just a parcel ID, with exempt written in the owner information section and the corresponding allocations.

**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the Manatee County Property Appraiser Nondisclosure Agreement for Information Exempt from Public Disclosure Under Chapter 119, Florida Statutes, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Manatee County Property Tax Collector Uniform Collection Agreement for District Assessments**

Ms. Cerbone presented the Manatee County Property Tax Collector Uniform Collection Agreement for District Assessments. This Agreement enables the CDD to utilize the services of the Tax Collector and Property Appraiser to place the assessments on the tax roll.

**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the Manatee County Property Tax Collector Uniform Collection Agreement for District Assessments, was approved.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2020**

Ms. Cerbone presented the Unaudited Financial Statements as of January 31, 2020.

**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the Unaudited Financial Statements as of January 31, 2020, were accepted.**

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TENTH ORDER OF BUSINESS**

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**Approval of December 6, 2019 Regular Meeting Minutes**

Ms. Cerbone presented the December 6, 2019 Regular Meeting Minutes.

**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the December 6, 2019 Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

There being nothing to report, the next item followed.

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

There being nothing to report, the next item followed.

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

- **NEXT MEETING: April 3, 2020 at 10:00 a.m.**
  - **QUORUM CHECK**

**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**

Mr. Lutz stated within ten days of the April meeting the Board and Staff would consider whether to convene. Ms. Cerbone would coordinate with Ms. Mize on a previously discussed budget item.

**On MOTION by Mr. Lutz and seconded by Mr. Zook, with all in favor, the meeting adjourned at 10:39 a.m.**

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*Cindy Carbone*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Ryan Cook*  
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Chair/Vice Chair