

**MINUTES OF MEETING
EVERGREEN
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Evergreen Community Development District held a Regular Meeting on May 21, 2024 at 1:30 p.m., at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.

Present were:

Christine Sifonte
Hal Lutz
Greg Mundell

Chair (Appointed during meeting)
Assistant Secretary
Assistant Secretary

Also present were:

Daniel Rom
Kristen Thomas
Ryan Dugan (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 2:05 p.m.

Supervisors Lutz and Mundell were present. Mr. Rom noted that resignations were received several months ago from Supervisors Zook, Aparicio and Janek, who are not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Ryan Zook
(Seat 1)**

Mr. Rom presented Mr. Ryan Zook's resignation.

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the resignation of Mr. Ryan Zook, from Seat 1, was accepted.

FOURTH ORDER OF BUSINESS

Consider Appointment of Christine Sifonte to Fill Unexpired Term of Seat 1; Term Expires November 2024

Mr. Lutz nominated Ms. Christine Sifonte to fill Seat 1.

No other nominations were made.

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the appointment of Ms. Christine Sifonte to Seat 1, was approved.

- **Administration of Oath of Office (the following will also be provided in a separate package)**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office. The following were provided and explained to Mr. Christine Sifonte at the Brookstone CDD meeting held just before this meeting:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FIFTH ORDER OF BUSINESS

Acceptance of Resignation of Brian Janek (Seat 2)

Mr. Rom presented Mr. Brian Janek’s resignation.

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the resignation of Mr. Brian Janek, from Seat 2, was accepted.

SIXTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2024

Mr. Lutz nominated Mr. Peter Eduardo to fill Seat 2. No other nominations were made.

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the appointment of Mr. Peter Eduardo to Seat 2, was approved.

- **Administration of Oath of Office to Appointed Supervisor**

The Oath of Office will be administered to Mr. Eduardo at or before the next meeting.

SEVENTH ORDER OF BUSINESS

Acceptance of Resignation of Nicolas Aparicio (Seat 3)

Mr. Rom presented Mr. Nicolas Aparicio’s resignation.

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the resignation of Mr. Nicolas Aparicio, from Seat 3, was accepted.

EIGHTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2026

- **Administration of Oath of Office to Appointed Supervisor**

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Rom presented Resolution 2024-01. Mr. Lutz nominated the following:

Chair

Christine Sifonte

Vice Chair	Hal Lutz
Assistant Secretary	Greg Mundell
Assistant Secretary	Kristen Thomas

No other nominations were made.

This Resolution removes the following from the Board:

Chair	Ryan Zook
Vice Chair	Nicolas Aparicio
Assistant Secretary	Brian Janek

The following prior appointments by the Board remain unaffected by this Resolution:

Secretary	Craig Wrathell
Assistant Secretary	Daniel Rom
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

On MOTION by Ms. Sifonte and seconded by Mr. Mundell, with all in favor, Resolution 2024-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2024-02. He reviewed the proposed Fiscal Year 2025 budget, for which assessments are completely on roll. Unassigned fund balance will be used to keep the Fiscal Year 2025 assessment levels unchanged compared to Fiscal Year 2024.

The following change was made to the proposed Fiscal Year 2025 budget:

Page 1, "Supervisors" line item: Change "3,875" to "0"

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 2, 2024 at 11:00 a.m., at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Rom presented Resolution 2024-03. All meetings will be at 11:00 a.m.

The following changes were made to the Fiscal Year 2025 Meeting Schedule:

DATE, POTENTIAL DISCUSSION/FOCUS & LOCATION: Insert “November 5, 2024” and “Landowners’ Meeting” and “Home2 Suites by Hilton - Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202”

DATE & POTENTIAL DISCUSSION/FOCUS: Insert “February 7, 2024” and “Regular Meeting”

On MOTION by Mr. Mundell and seconded by Mr. Lutz, with all in favor, Resolution 2024-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating a Date, Time and Location for a Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

Mr. Rom presented Resolution 2024-04.

On MOTION by Mr. Mundell and seconded by Mr. Lutz, with all in favor, Resolution 2024-04, Designating a Date, Time and Location of November 5, 2024 at 11:00 a.m., at Home2 Suites by Hilton - Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202 for a Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement, was approved.

FOURTEENTH ORDER OF BUSINESS

Consent Agenda

- A. **Acceptance of Unaudited Financial Statements as of March 31, 2024**
- B. **Approval of August 4, 2023 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the Consent Agenda Items, as presented, were accepted and approved, respectively.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: Kutak Rock LLP**
- B. **District Engineer: ZNS Engineering, L.C.**
There were no District Counsel or District Engineer reports.
- C. **District Manager: Wrathell, Hunt and Associates, LLC**
 - **361 Registered Voters in District as of April 15, 2024**
 - **NEXT MEETING DATE: August 2, 2024 at 11:00 AM**
 - **QUORUM CHECK**

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

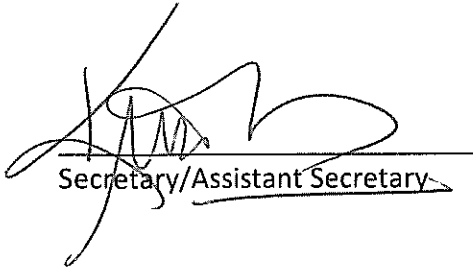
No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the meeting adjourned at 2:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair