

MINUTES OF MEETING  
TOHOQUA  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Wednesday, April 7, 2021 at 9:00 a.m., at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida

Present and constituting a quorum were:

Andre Vidrine	Chairman
Marcus Hooker	Vice Chairman
Jim Dowd	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Eric Warren <i>by phone</i>	District Engineer
Marcia Calleja	Amenity Manager
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 9:00 a.m. and called the roll. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: It looks like just Board Members and staff are present.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Jason Good**

Mr. Flint: We received a resignation from Mr. Jason Good, which was included in your agenda package. A motion to accept Mr. Good's resignation would be in order.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the resignation of Jason Good was accepted.
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**B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2023**

Mr. Flint: Anytime there is a vacancy for a Board seat during a term of office, the remaining Board Members appoint the replacement. This seat has term ending November 2023. Are there any nominations to fill the vacancy?

Mr. Vidrine: I would like to nominate Mr. James Shonkwiler.

On MOTION by Mr. Vidrine seconded by Mr. Dowd with all in favor the appointment of Mr. James Shonkwiler to fulfill the Board vacancy with a term ending November 2023 was approved.

Mr. Flint: He is not here, but we will reach out to him after the meeting and probably swear him in at the beginning of the next meeting.

**C. Consideration of Resolution 2021-14 Electing an Assistant Secretary**

Mr. Flint: There is also a resolution in your agenda package that would make Mr. Shonkwiler an Assistant Secretary, which Mr. Good was. If you are comfortable with that, you could adopt Resolution 2021-14. If not, we could reconsider the officers.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor electing Mr. Shonkwiler as Assistant Secretary as evidenced by Resolution 2021-14 was adopted.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the March 3, 2021 Meeting**

Mr. Flint: Those are in your agenda. Did the Board have any comments or corrections on those minutes? If not, we would ask for a motion to approve.

On MOTION by Mr. Vidrine seconded by Mr. Dowd with all in favor the Minutes of the March 3, 2021 Meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-15 Finalizing Assessments for Assessment Area Three (Phase 4A/5A Project)**

Mr. Flint: The only comment on this resolution is there are a couple of corrections that need to be made. The par amount should reflect \$2,660,000. The date of the Assessment Methodology should be the date that the Bond Purchase Agreement was signed, which is March 5<sup>th</sup>. Those changes will be made in the final version. Was there anything else, Kristen?

Ms. Trucco: No. That's it.

Mr. Flint: We call this the finalizing resolution after the bonds are priced and the Bond Purchase Agreement is signed. We know the terms of the bond issue. We update the Supplemental Assessment Methodology and the Board adopts this resolution finalizing the assessments and documenting the final terms of the bond issue. Are there any questions on the resolution?

Mr. Vidrine: No questions.

Mr. Flint: Then we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2021-15 Finalizing Assessments for Assessment Area Three (Phase 4A/5A Project) was adopted.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Kristen, do you have anything else for the Board?

Ms. Trucco: No. I have nothing else to report. We are working on requisitions with Mr. Eric Warren, the District Engineer. We will provide that to the Board at the next meeting. Otherwise, we have nothing major to report to the Board. Thank you.

**B. Engineer**

Mr. Flint: Eric, do you have anything for the Board?

Mr. Warren: I couldn't hear Kristen, but I think she said what I was going to bring up. We are working on the requisitions for the Phase 2 area, which included a reclaimed water main and a portion of the sewer.

Mr. Flint: That's for Lennar. Are we also working on anything for Pulte yet or are they not ready?

Mr. Warren: They haven't asked yet. I will be talking to them over the next couple of days and will bring it up to them.

Mr. Flint: Okay. Sounds good.

Mr. Warren: They just now cleared the water main. They haven't cleared any sewer mains. It may not be ready yet.

Mr. Flint: Okay.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have the Check Register in your agenda package from February 23, 2021 through March 30, 2021 totaling \$93,577.47. The detailed register is behind the summary. Are there any questions on the Check Register? If not, I would ask for a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Check Register from February 23, 2021 through March 30, 2021 in the amount of \$93,577.47 was approved.

**ii. Balance Sheet and Income Statement**

Mr. Flint: We have the Unaudited Financials through February 28<sup>th</sup>. No action is required by the Board, but if there any questions, we can discuss those.

**iii. Amenity Manager's Report**

Mr. Flint: Marcia?

Ms. Calleja: Yes. Good morning, everybody. Everything is running smoothly. There was a slight delay in installing the bike rack, but I'm working with the vendor. It should be another two weeks. We also installed the lock box in the Fitness Center for any payments or forms. We also installed two doggie pots for the homeowners. We did hold some events in March. We had a movie night. It was wonderful. About 50 residents came out with blankets and their dogs. It was a wonderful evening. We included some pictures in your report. We had a food truck social where they had 53 orders. That was high, considering. We also had an ice cream social, which 60 residents participated in. It was great. We have 200 homes right now, so that is a big turnout for the first time. All residents are excited. This Saturday we are going to have our Easter event. We have 159 people signed up, 51 of which are kids. We are looking forward to that. We have a few other events coming up. We are having another food truck social and an interactive magic and

illusion show at the end of the month. Does anyone have any questions? If not, is there anything from the Field Manager?

Mr. Scheerer: Yes. I am meeting this afternoon or later today with United Land. We are going to do our normal site visit, addressing some of the items that Andre and I discussed today. We are also going to be looking at future areas for the upcoming budget. I believe we finally received all of the plans, as much information as we can get to try to accurately assess landscaping. We have all but two ponds, which I believe are in Phase 7. I just received that from Lennar yesterday so we will be able to price that and make sure that those ponds are also added to the budget. So that will be occurring today. We just continue to move forward. We are also going to do some plant replacement on Tohoqua Boulevard in the next month. That's all I have.

Mr. Flint: Are there any questions for Marcia or Alan? Hearing none,

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Is there any other business? Hearing none,

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests**

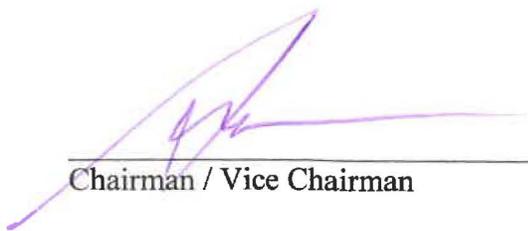
Mr. Flint: Is there anything else from the Board? If not, we need a motion to adjourn.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the meeting was adjourned.

  
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Secretary / Assistant Secretary

  
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Chairman / Vice Chairman