

**SHERWOOD MANOR
COMMUNITY DEVELOPMENT DISTRICT**

March 26, 2020 Minutes of the Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors for the Sherwood Manor Community Development District was held on **Thursday, March 26, 2020 at 2:00 p.m.** via conference call at 1-866-906-9330 with access code 4863181.

1. CALL TO ORDER/ROLL CALL

Debby Nussel called the Special Meeting of the Board of Supervisors of the Sherwood Manor Community Development District to order on **Thursday, March 26, 2020 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Jeff Hills	Chair
Ryan Motko	Vice Chair
Nick Dister	Supervisor
Albert Viera	Supervisor
Steve Luce	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Debby Nussel	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of District Engineer’s Report – Expansion Area

The Board reviewed the District Engineer’s Report for the Expansion Area.

MOTION TO:	Approve the District Engineer’s Report for the Expansion Area.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

48 **B. Consideration of Master Assessment Methodology Report – Expansion Area**

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50 Mrs. Nussel reviewed the Master Assessment Methodology Report for the Expansion Area with
51 the Board.

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MOTION TO:	Approve the Master Assessment Methodology Report in substantial form.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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62 **C. Consideration of Resolution 2020-01; Declaring Debt Assessments**

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The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2020-01.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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73 **D. Consideration of Resolution 2020-02; Setting Public Hearing on Debt Assessments**

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The Board reviewed the resolution. The public hearing will be set for May 7, 2020 at 2:00 p.m.
75 at the office of Meritus.

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MOTION TO:	Approve Resolution 2020-02.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

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85 **E. Consideration of Resolution 2020-03; Designating Officers**

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The Board reviewed the resolution. Supervisor Hills will be Chair, Supervisor Motko will be
87 Vice Chair, Brian Lamb with Meritus will be Secretary, Eric Davidson with Meritus will be
88 Treasurer, Debby Nussel with Meritus will be Assistant Secretary, and the remaining Board
89 supervisors will also serve as Assistant Secretaries.

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MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

F. Acceptance of Grant of Easements

- i. SM-Ruskin LLC – Sidewalks Easement**
- ii. DR Horton – Landscape Easement**
- iii. Pulte Home Company LLC – Landscape Easement**
- iv. Sitex Properties USA Inc. – Landscape Easement**

Mr. Lamb reviewed the Grant of Easements with the Board.

MOTION TO:	Accept the Grant of Easements.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

G. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2019**
- B. Consideration of Operations and Maintenance Expenditures Aug – Sep. 2019**
- C. Consideration of Operations and Maintenance Expenditures Oct. 2019 – Feb. 2020**
- D. Review of Financial Statements Month Ending February 29, 2020**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

5. VENDOR/STAFF REPORTS

- 134 **A. District Counsel**
- 135 **B. District Engineer**
- 136 **C. District Manager**

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138 There were no additional staff reports at this time.

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141 **6. SUPERVISOR REQUESTS**

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143 There were no supervisor requests.

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146 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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148 There were no supervisor requests or audience comments.

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151 **8. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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160 *Please note the entire meeting is available on disc.

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162 *These minutes were done in summary format.

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

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169 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
170 noticed meeting held on _____.

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172 Debby Nussel

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174 **Signature**

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176 Debby Nussel

177 **Printed Name**

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179 **Title:**

- 180 Secretary
- 181 Assistant Secretary

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Jeffery S Hills

Signature

Jeffery S Hills

Printed Name

Title:

- Chairman
- Vice Chairman

Recorded by Records Administrator

Signature

Date

