

**MINUTES OF MEETING  
RESERVE AT VAN OAKS  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Reserve at Van Oaks Community Development District held a Regular Meeting on October 2, 2023 at 1:00 p.m., at the Holiday Inn Express & Suites Lakeland North I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809.

**Present at the meeting:**

Martha Schiffer	Vice Chair
Megan Germino	Assistant Secretary
Chris Torres	Assistant Secretary
Edmon Rakipi (via telephone)	Assistant Secretary

**Also present were:**

Kristen Suit	District Manager
Jonathan Johnson (via telephone)	District Counsel
Eric Warren (via telephone)	District Engineer
Dean Garrow	Home River Property Management

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 1:00 p.m.

Supervisors Schiffer, Germino and Torres were present. Supervisor Rakipi attended via telephone. Supervisor Noble was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Ratification Items**

Ms. Suit presented the following:

**A. Updated Amenities Rules/Rates**

**On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the Updated Amenities Rules/Rates, were ratified.**

**B. Fiscal Year 2024 Amended Budget**

**On MOTION by Mr. Torres and seconded by Ms. Schiffer, with all in favor, the Fiscal Year 2024 Amended Budget, was ratified.**

**C. Contribution Agreement**

**On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the Contribution Agreement between the CDD and Meritage Homes, was ratified.**

**FOURTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of August 31, 2023**

Ms. Suit presented the Unaudited Financial Statements as of August 31, 2023.

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the Unaudited Financial Statements as of August 31, 2023, were accepted.**

**FIFTH ORDER OF BUSINESS**

**Approval of August 7, 2023 Public Hearings and Regular Meeting Minutes**

Ms. Suit presented the August 7, 2023 Public Hearings and Regular Meeting Minutes.

**On MOTION by Ms. Schiffer and seconded by Mr. Torres, with all in favor, the August 7, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

**B. District Engineer: Poulos & Bennett, LLC**

There were no District Counsel or District Engineer reports.

**C. District Property Manager: HomeRiver Group-Orlando**

There was no report.

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

- **NEXT MEETING DATE: November 6, 2023 at 1:00 PM**

- **QUORUM CHECK**

Ms. Schiffer stated that Cornerstone’s level of service has diminished and a new landscape contractor was engaged. Ms. Suit stated Staff will need to examine the current agreement and send a termination letter to Cornerstone. The new contract can be ratified at a future meeting. She asked the Vice Chair to send a copy of the proposal to Staff. District Counsel will then draft a form of agreement and the new vendor’s scope of services will be the exhibit. In light of the CDD’s need to terminate the current landscape services agreement and subsequent approval of a new proposal, the November 6, 2023 meeting is to be determined.

**SEVENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Member’s comments or requests.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

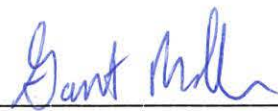
**NINTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Schiffer and seconded by Ms. Germino, with all in favor, the meeting adjourned at 1:50 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair