

**MINUTES OF MEETING  
BOGGY BRANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Boggy Branch Community Development District held a Continued Public Hearing and Regular Meeting on December 16, 2020 at 3:00 p.m., at the offices of England-Thims & Miller, Inc., at 14775 Old. St. Augustine Road, Jacksonville, Florida 32258.

**Present were:**

A. Chester (Chet) Skinner, IV	Vice Chair
Breanna Bohlen	Assistant Secretary
James Dubois (Bois) Farrar, III	Assistant Secretary
Bryan Hassel	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Michael Szymonowicz	Wrathell, Hunt and Associates LLC
Katie Buchanan	District Counsel
Scott Wild	District Engineer
Kelly McCarrick	ICI Homes
Mike Veazey	ICI Homes
Keith Donnelly	David Weekley Homes
Brett Sealy	MBS Capital Markets, LLC
Sete Zare	MBS Capital Markets, LLC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 3:02 p.m. Supervisors Skinner, Hassel, Bohlen and Farrar were present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consider Appointment to Seat 3: Term Expires November 2021**

This item was deferred to the next meeting.

- **Administration of Oath of Office to Newly Appointed Supervisor, (*the following to be provided in a separate package*)**
  - A. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
  - B. **Membership, Obligations and Responsibilities**
  - C. **Financial Disclosure Forms**
    - I. **Form 1: Statement of Financial Interests**
    - II. **Form 1X: Amendment to Form 1, Statement of Financial Interests**
    - III. **Form 1F: Final Statement of Financial Interests**
  - D. **Form 8B: Memorandum of Voting Conflict**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-03, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Boggy Branch Community Development District, and Providing for an Effective Date**

This item was deferred to the next meeting.

**FIFTH ORDER OF BUSINESS**

**Continued Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Proposed Bonds on Benefited Lands Within the District**

Mr. Wrathell stated that the last meeting was continued to today, due to necessary revisions to the Engineer's and Master Assessment Methodology Reports to stagger the product mix. He highlighted the following changes to the Methodology Report:

➤ Page 13, Table 6-Benefit Allocation: Reflects new Equivalent Residential Units (ERUs) weights, which were staggered and based upon front footage.

➤ Page 14, Table 7-Bond Assessment Apportionment: Reflects the par amount of bond levels per unit.

Mr. Wrathell stated the changes fairly apportion the benefit to the property owners.

- ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.***
- ***Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right***

**A. Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**B. Mailed Notice to Property Owner(s)**

Copies of the Mailed Notices to the current owner and new buyer were included for informational purposes.

**C. Capital Improvement Plan *(for informational purposes)***

**D. Phase 1 Master Special Assessment Methodology Report *(for informational purposes)***

**E. Consideration of Resolution 2021-06 (Assessment Resolution)**

Mr. Wrathell stated the buyer and Staff wanted the Board to consider opening the Public Hearing and continuing it to January 5, 2021 at 11:00 a.m.

**On MOTION by Mr. Farrar and seconded by Mr. Hassel, with all in favor, the Public Hearing was opened.**

**On MOTION by Mr. Skinner and seconded by Mr. Farrar, with all in favor, continuing this Assessment Public Hearing to January 5, 2021 at 11:00 a.m., at the office of England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, Florida 32258, was approved.**

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

Ms. Buchanan stated that once the lien closing scheduled within the next week or so occurs, the assessment hearing would follow and the bond issuance would occur a few weeks after that.

**B. District Engineer: *England, Thims & Miller, Inc.***

There being no report, the next item followed.

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

Mr. Sealy stated that, following the land closings, the offering documents would be provided shortly after January 1, 2021.

- **NEXT MEETING DATE: January 5, 2021 at 11:00 A.M.**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the January 5, 2021 meeting.

**SEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting recessed and was continued to January 5, 2021 at 11:00 a.m.

**On MOTION by Mr. Skinner and seconded by Mr. Hassel, with all in favor, the meeting recessed and was continued to January 5, 2021 at 11:00 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair