

**BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
MEETING REGULAR
FEBRUARY 02, 2023**

**BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FEBRUARY 02, 2023, AT 2:00 P.M.
THE OFFICES OF INFRAMARK
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

District Board of Supervisors	Chair	Nicholas Dister
	Vice-Chair	Ryan Motko
	Supervisor	Kelly Evans
	Supervisor	Alberto Viera
	Supervisor	Vacant
District Manager	Inframark	Rick Reidt
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The Special Meeting will begin at **2:00 p.m.**

Public workshops sessions may be advertised and held to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Balm Grove Community Development District

Dear Board Members:

The Regular Meeting of the **Balm Grove Community Development District** will be held on **February 02, 2023 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181#

REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Acceptance of Board Resignation – Supervisor Hills.....Tab 01
- B. Appointment of Supervisor to Open Board Seat – Seat 1
 - i. Administer Oath of Office
 - ii. Confirmation of Board Compensation
- C. Consideration of Resolution 2023-01; Redesignating Officers.....Tab 02
- D. General Matters of the District

4. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Regular Meeting November 03, 2022..... Tab 03
- B. Consideration of Minutes of the Special Meeting November 21, 2022.....Tab 04
- C. Consideration of Operations and Maintenance Expenditures September 2022.....Tab 05
- D. Consideration of Operations and Maintenance Expenditures October 2022.....Tab 06
- E. Consideration of Operations and Maintenance Expenditures November 2022.....Tab 07
- F. Consideration of Operations and Maintenance Expenditures December 2022.....*Under Separate Cover*
- G. Review of Financial Statements Month Ending December 31, 2022.....*Under Separate Cover*

5. STAFF REPORTS

- A. District Manager.....Tab 08
 - i. Community Inspection Report
- B. District Counsel
- C. District Engineer

6. BOARD MEMBERS COMMENTS

7. PUBLIC COMMENTS

8. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Rick Reidt
District Manager

January 11, 2023
Board of Supervisors

Dear Board Members:

Please accept my letter of resignation as a member of the Board of Supervisors for the following Community Development Districts, effective immediately:

Balm Grove CDD
Belmond Reserve CDD
Berry Bay CDD
Park East CDD
Simmons Village North CDD
South Creek CDD
Creek Preserve CDD
North Park Isle CDD
Shell Point CDD
Sherwood Manor CDD
Spencer Creek CDD
Timber Creek CDD
Ventana CDD
Two Rivers North CDD
Two Rivers West CDD
Two Rivers East CDD
Buckhead Trails CDD
Buckhead Trails II CDD
Sawgrass Village CDD
Coral Lakes CDD

Sincerely,

DocuSigned by:

Jeffery S. Hills

00ED0F50AC82413...

Jeffery Hills

RESOLUTION 2023-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF BALM GROVE COMMUNITY
DEVELOPMENT DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, Balm Grove Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF BALM GROVE COMMUNITY DEVELOPMENT
DISTRICT:**

1. The following persons are elected to the offices shown to wit:

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamp</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Rick Reidt</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2nd DAY OF FEBRUARY 2023.

ATTEST:

**BALM GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

**BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT**

November 03, 2022, Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Balm Grove Community Development District was held on **Thursday, November 03, 2022, at 2:00 p.m.** at the **Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

1. CALL TO ORDER

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Balm Grove Community Development District to order on **Thursday, November 03, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Nicholas Dister	Chairman
Ryan Motko	Vice-Chair
Kelly Evans	Supervisor
Albert Viera	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments

3. BUSINESS ITEMS

A. Consideration of Resolution 2023-01; Designating Officers

The Board reviewed the resolution. Mr. Lamb discussed the designated officers as follows, Nicholas Dister as Chairman, Ryan Motko as Vice-Chairman and will remain the same to serve the Board in the designated position.

MOTION TO:	Approve the Resolution 2023-01; Designating Officers.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. General Matters of the District.

There were no general matters at this time.

4. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Public Hearing and Regular Meeting August 22, 2022**
- B. Consideration of Minutes of the Public Hearing & Regular Meeting September 22, 2022**
- C. Consideration of Operations and Maintenance Expenditures August 2022**
- D. Consideration of Operations and Maintenance Expenditures September 2022**
- E. Review of Financial Statements for Month Ending September 30, 2022**

The Board reviewed the Consent Agenda items and financial statements.

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

5. VENDOR AND STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
 - i. Community Inspection Report**
- C. District Manager**

There were no vendor or staff reports at this time.

6. BOARD MEMBERS COMMENTS

There were no supervisor requests or comments.

7. PUBLIC COMMENTS

There were no audience comments.

8. ADJOURNMENT

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

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

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

**BALM GROVE
COMMUNITY DEVELOPMENT DISTRICT**

November 21, 2022, Minutes of Special Meeting

MINUTES OF THE SPECIAL MEETING

The Special Meeting of the Board of Supervisors for the Balm Grove Community Development District was held on **Monday, November 21, 2022, at 2:00 p.m.** at the **Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

1. CALL TO ORDER

Bryan Radcliff called the Special Meeting of the Board of Supervisors of the Balm Grove Community Development District to order on **Monday, November 21, 2022, at 2:17 p.m.**

Board Members Present and Constituting a Quorum:

Nicholas Dister	Chairman
Ryan Motko	Vice-Chair
Kelly Evans	Supervisor
Albert Viera	Supervisor

Staff Members Present:

Bryan Radcliff	District Manager, Inframark
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments

3. BUSINESS ITEMS

A. Consideration of Resolution 2023-02; Adopting Amended Budget FY 2022

The Board reviewed and discussed the resolution.

MOTION TO:	Approve the Resolution 2023-02; Adopting Amended Budget FY 2022 as stated.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

4. BOARD MEMBERS COMMENTS

There were no supervisor requests or comments.

5. PUBLIC COMMENTS

There were no audience comments.

6. ADJOURNMENT

MOTION TO:	Adjourned at 2:18 P.M.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Balm Grove CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	82010	\$ 3,737.82		District Invoice - August
Monthly Contract Sub-Total		\$ 3,737.82		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Stantec	1976938	\$ 144.00		Professional Service - Thru 08/26/22
Tampa Bay Times	314445 083122	2,300.00		Assessment / Resolution - 08/31/2022
Tampa Bay Times	314445 090722	2,296.00	\$ 4,596.00	Assessment / Resolution - 09/07/22
Regular Services Sub-Total		\$ 4,740.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 8,477.82		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Balm Grove CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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[] Chairman [] Vice Chairman [] Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#82010

DATE

8/25/2022

CUSTOMER ID

C2377

NET TERMS

Net 30

PO#**DUE DATE**

9/24/2022

BILL TO

Balm Grove Community Development
District
District Management Services, LLC d/
b/a Mertius Districts
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Copies - B/W Copies- July	4	Ea	0.15		0.60
Postage - Postage- July	6	Ea	0.56		3.38
Copies - Color Copies- July	27	Ea	0.50		13.50
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00		125.00
Accounting Services - Accounting Services	1	Ea	291.67		291.67
Dissemination Services - Dissemination Services	1	Ea	416.67		416.67
Supplies - 1-18-2022 Times Advertising	1	Ea	512.00		512.00
Field Management - Field Management	1	Ea	1,200.00 700.00		1,200.00 700.00
District Management Services - District Management	1	Ea	1,375.00		1,375.00
Subtotal					3,937.82 3757.82

Subtotal~~\$3,937.82~~**Tax**~~\$0.00~~**Total Due**~~\$3,937.82~~**3757.82**

RemitTo : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

**INVOICE**

Page 1 of 1

Invoice Number	1976938
Invoice Date	September 12, 2022
Purchase Order	215616373
Customer Number	167318
Project Number	215616373

Bill To

Balm Grove CDD
Alex Wolfe
c/o Meritus Districts
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Balm Grove CDD - District Engineering Services

Project Manager	Stewart, Tonja L	For Period Ending	August 26, 2022
Current Invoice Total (USD)	144.00		

Process requisitions

Top Task 2022 2022 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.00	144.00	144.00
Subtotal Professional Services	<u>1.00</u>		<u>144.00</u>

Top Task Subtotal	2022 FY General Consulting	144.00
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Total Fees & Disbursements	144.00
INVOICE TOTAL (USD)	<u>144.00</u>

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

51300
3103

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/31/22	BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account
08/31/2022	Deirdre Bonett	314445
Total Amount Due	Ad Number	
\$2,300.00	0000243531	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/31/22	08/31/22	0000243531	Times	Main A/B	Assessment /Resolution	1	4x14.00 IN	\$2,296.00
08/31/22	08/31/22	0000243531	Tampabay.com	Marketplace	Assessment /Resolution AffidavitMaterial	1	4x14.00 IN	\$0.00 \$4.00

1 of 2

51300
4801
RWA

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
08/31/22	BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account
08/31/2022	Deirdre Bonett	314445
Total Amount Due	Ad Number	
\$2,300.00	0000243531	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

BALM GROVE CDD
C/O MERITUS CORP
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Received
SEP 06 2022

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA

COUNTY OF Pinellas, Hillsborough, Pasco,
 Hernando Citrus

}ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Assessment /Resolution** was published in said newspaper by print in the issues of: 8/31/22, 9/ 7/22 or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida** and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

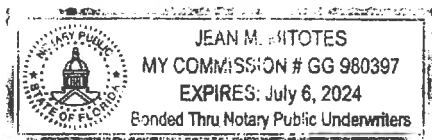

 Signature Affiant

Sworn to and subscribed before me this **09/07/2022**


 Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF REGULAR MEETING AND PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL AND IMPOSITION OF NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTERS 170, 190, AND 197, FLORIDA STATUTES, BY THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Balm Grove Community Development District ("District") will hold a regular meeting and public hearing on September 22, 2022, at 2:00 p.m., at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the Master Assessment Methodology Report dated August 4, 2022. The proposed bonds will fund the public improvements described in the Report of the District Engineer dated November 4, 2021 and the Report of the District Engineer dated August 4, 2022. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$21,435,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$16,150,000.00		
ANNUAL ASSESSMENT:	\$1,287,726.00	(10 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	288.30		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRES:	\$5,776.67		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRES:	\$4,393.50	(10 Installments)	
PER PARCEL ASSESSMENTS			
	Total	Total Annual	Total Annual
	Assessable Acres	Payable Debt	Before Gross L.U.
Landowner Name, with Parcel and County ID #: (if applicable)			
Balm Grove Development, LLC	11.80	\$6,404,041.83	\$483,880.83
Parcel ID: 077848-0000 to 077850-0000			
111 S. Armenia Avenue, Suite 301			
Tampa, FL 33609			
Platnumber Property Group, LLC	63.70	\$4,737,483.30	\$371,568.30
Parcel ID: 077851-0000, 077852-0000, 080558-0000, 080559-0000			
080560-0000, 080561-0000, 080562-0000, 080563-0000, 080564-0000			
111 S. Armenia Avenue, Suite 301			
Tampa, FL 33609			
AGC BHC11 Farm Multi-Stage LLC	110.70	\$6,213,474.79	\$471,959.97
Parcel ID: 077860-0000			
111 E. Ward Drive, Suite 118			
Scotchdale, FL 33525			
Totals	288.30	\$21,435,000.00	\$1,287,726.00
Notes:			
(1) Assessments are net of collection cost and discounts.			

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Brian Lamb, District Manager



RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BALM GROVE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Balm Grove Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Report of the District Engineer dated November 4, 2021 and the Report of the District Engineer dated August 4, 2022 (collectively, the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report - Expansion Parcel dated August 4, 2022, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sanitary sewer system, reclaimed water distribution, recreational amenities, parks, landscaping, and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$42,304,201 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$42,304,201 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on August 4, 2022.

Attest:

Balm Grove
Community Development District

/s/ Brian Lamb
Name: Brian Lamb
Secretary / Assistant Secretary

/s/ Jeffrey S. Hills
Name: Jeffrey S. Hills
Chair/Vice Chair of the Board of Supervisors

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/ 7/22	BALM GROVE CDD	
Billing Date	Sales Rep	Customer Account
09/07/2022	Deirdre Bonett	314445
Total Amount Due	Ad Number	
\$2,296.00	0000243531	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/07/22	09/07/22	0000243531	Times	Main A/B	Assessment /Resolution	1	4x14.00 IN	\$2,296.00
09/07/22	09/07/22	0000243531	Tampabay.com	Marketplace	Assessment /Resolution	1	4x14.00 IN	\$0.00

2 of 2

51300
4801

9/12/22

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

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09/07/2022	Deirdre Bonett	314445
Total Amount Due	Ad Number	
\$2,296.00	0000243531	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

BALM GROVE CDD
C/O MERITUS CORP
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Received
SEP 12 2022

Tampa Bay Times
Published Daily

STATE OF FLORIDA

COUNTY OF Pinellas, Hillsborough, Pasco,
Hernando Citrus

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Assessment /Resolution** was published in said newspaper by print in the issues of: **8/31/22, 9/ 7/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

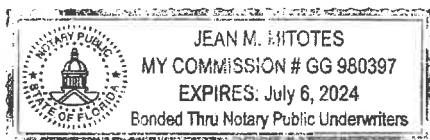
Sworn to and subscribed before me this **09/07/2022**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



21

BALM GROVE				
Summary of Operations and Maintenance Invoices				
Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$ -		
Monthly Contract Sub-Total		\$ -		
Variable Contract				
ALBERTO VIERA	AV 092222	\$ 200.00		SUPERVISOR FEE - 09/22/22
NICHOLAS J. DISTER	NC092222	\$ 200.00		SUPERVISOR FEE - 09/22/22
Variable Contract Sub-Total		\$ 400.00		
Utilities		\$ -		
Utilities Sub-Total		\$ -		
Regular Services				
DEPARTMENT OF ECONOMIC OPPORTUNITY	87529	\$ 175.00		SPECIAL DISTRICT FEE INVOICE FY 2022/2023
EGIS INSURANCE	16899	\$ 2,419.00		POLICY RENEWAL EFFECTIVE 10/01/22-10/01/23
EGIS INSURANCE	16899	\$ 2,956.00	\$ 5,375.00	POLICY RENEWAL EFFECTIVE 10/01/22-10/01/23
MERITUS DISTRICTS	11195	\$ 3,500.00		DISTRICT INVOICE - MISC FEES
MERITUS DISTRICTS	11195	\$ 5,000.00		DISTRICT INVOICE - MISC FEES
MERITUS DISTRICTS	11195	\$ 9,500.00	\$ 18,000.00	DISTRICT INVOICE - MISC FEES
RYAN MOTKO	RM092222	\$ 200.00		SUPERVISOR FEE 09.22.2022
STANTEC CONSULTING SERVICES INC	1989390	\$ 947.25		PROFESSIONAL SERVICES THRU - 09/23/22
STRALEY ROBIN VERICKER	22045	\$ 2,981.85		PROFESSIONAL SERVICES THROUGH - 09/15/22
STRALEY ROBIN VERICKER	22243	\$ 723.65	\$ 3,705.50	PROFESSIONAL SERVICES THRU 10/15/22
TIMES PUBLISHING COMPANY	0000247816	\$ 503.50		MEETING SCHEDULE - 09/21/22
TIMES PUBLISHING COMPANY	314445 090722	\$ 2,296.00	\$ 2,799.50	ASSESSMENT / RESOLUTION - 09/07/22
Regular Services Sub-Total		\$31,202.25		
Additional Services		\$ -		
Additional Services Sub-Total		\$ -		
TOTAL:		\$31,602.25		

Approved (with any necessary revisions noted):

Signature:

Print:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

BALM GROVE				
Summary of Operations and Maintenance Invoices				
Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$ -		
Monthly Contract Sub-Total		\$ -		
Variable Contract		\$ -		
Variable Contract Sub-Total		\$ -		
Utilities		\$ -		
Utilities Sub-Total		\$ -		
Regular Services				
TIMES PUBLISHING COMPANY	314445 111322	\$ 508.00		SPECIAL MEETING
Regular Services Sub-Total		\$ 508.00		
Additional Services				
INFRAMARK LLC	84914	\$22,500.00		SEPT 2022 EXPANSION SERVICES
Additional Services Sub-Total		\$22,500.00		
TOTAL:		\$ 23,008.00		

Approved (with any necessary revisions noted):

Signature:

Print:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
11/13/22		BALM GROVE CDD	
Billing Date		Sales Rep	Customer Account
11/13/2022		Jean Mitotes	314445
Total Amount Due			Ad Number
\$508.00			0000257428

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/13/22	11/13/22	0000257428	Times	Legals CLS	Special Meeting	1	2x47 L	\$508.00
11/13/22	11/13/22	0000257428	Tampabay.com	Legals CLS	Special Meeting AffidavitMaterial	1	2x47 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

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11/13/22		BALM GROVE CDD	
Billing Date		Sales Rep	Customer Account
11/13/2022		Jean Mitotes	314445
Total Amount Due			Ad Number
\$508.00			0000257428

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

BALM GROVE CDD
C/O MERITUS CORP
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Received
NOV 22 2022

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Meeting** was published in said newspaper by print in the issues of: **11/13/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

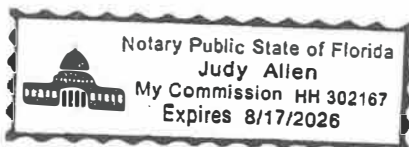
Sworn to and subscribed before me this **11/13/2022**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



**BALM GROVE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL MEETING**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Balm Grove Community Development District will hold a Special Meeting of the Board to consider all business which may properly come before them on **Monday, November 21 at 2:00p.m., at the offices of Inframark, LLC, 2005 Pan Am Circle Suite 300, Tampa, FL 33607.**

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Rick Reidt
District Manager

Run Date: 11/13/22

0000257428



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#84914

DATE

10/31/2022

CUSTOMER ID

C2377

NET TERMS

Net 30

PO#**DUE DATE**

11/30/2022

BILL TO

Balm Grove Community Development
District
District Management Services, LLC d/
b/a Mertius Districts
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: September 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Expansion Services:					
Preparation of Statement of Estimated Regulatory Costs	1	Ea	3,500.00		3,500.00
Prepare and Coordinate Expansion Petition to County	1	Ea	9,000.00		9,000.00
Research, submittal, lobbying and presentation to BOCC	1	Ea	5,000.00		5,000.00
Prepare Financial Analysis Report and Review with County	1	Ea	5,000.00		5,000.00
Subtotal					22,500.00

Subtotal	\$22,500.00
Tax	\$0.00
Total Due	\$22,500.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Balm Grove
Date: Tuesday January 24, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	NA Under site development
TURF FERTILITY	10	10	0	NA
TURF EDGING	5	5	0	NA
WEED CONTROL - TURF AREAS	5	5	0	NA
TURF INSECT/DISEASE CONTROL	10	10	0	NA
PLANT FERTILITY	5	5	0	NA
WEED CONTROL - BED AREAS	5	5	0	NA
PLANT INSECT/DISEASE CONTROL	5	5	0	NA
PRUNING	10	10	0	NA
CLEANLINESS	5	5	0	NA
MULCHING	5	5	0	NA
WATER/IRRIGATION MGMT	8	8	0	NA
CARRYOVERS	5	5	0	NA

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	NA
INSECT/DISEASE CONTROL	7	7	0	NA
DEADHEADING/PRUNING	3	3	0	NA

SCORE

100	100	0	100%
-----	-----	---	------

Contractor Signature: _____

Manager's Signature: Gary Schwatz
Supervisor's Signature: _____

Balm Grove January 2023



The Balm Grove entrance on Shelley & 674.



Just West of the entrance on Shelley Lane.



First road build heading South on Shelley Lane.



Just S.W of the first road build.



New road build West of Shelley Lane.



This is the extension of the road of the previous road build picture.



West of Shelley Lane.



West of Shelley Lane.



This is the third road build heading S.W. on Shelley Lane.



Pond build heading S.W on Shelly Lane.



West of Shelly Lane.



Construction near the end of Shelley Lane.



The end of Shelley Lane.