

**BALM GROVE  
COMMUNITY DEVELOPMENT DISTRICT**

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**August 5, 2021 Minutes of Regular Meeting and Public Hearing**

**Minutes of the Regular Meeting and Public Hearing**

The Regular Meeting and Public Hearing of the Board of Supervisors for the Balm Grove Community Development District was held on **Thursday, August 5, 2021 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER**

Brian Lamb called the Regular Meeting and Public Hearing of the Board of Supervisors of the Balm Grove Community Development District to order on **Thursday, August 5, 2021 at 4:04 p.m.**

**Board Members Present and Constituting a Quorum:**

Nick Dister	Chair
Ryan Motko	Vice-Chair
Steve Luce	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments.

**3. RECESS TO PUBLIC HEARING**

Mr. Lamb directed the Board to recess to the public hearing.

40 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**

41 **A. Open the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**

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43 MOTION TO: Open the public hearing.  
44 MADE BY: Supervisor Motko  
45 SECONDED BY: Supervisor Dister  
46 DISCUSSION: None further  
47 RESULT: Called to Vote: Motion PASSED  
48 3/0 - Motion Passed Unanimously

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50 **B. Staff Presentations**

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52 Mr. Lamb went over the budget and line items with the Board.  
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54 **C. Public Comments**

55  
56 There were no public comments.  
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58 **D. Consideration of Resolution 2021-33; Adopting Proposed Fiscal Year 2022 Budget**

59 **i. Consideration of FY 2021-2022 Budget Funding Agreement**

60  
61 The Board reviewed the resolution.  
62

63 MOTION TO: Approve Resolution 2021-33.  
64 MADE BY: Supervisor Dister  
65 SECONDED BY: Supervisor Motko  
66 DISCUSSION: None further  
67 RESULT: Called to Vote: Motion PASSED  
68 3/0 - Motion Passed Unanimously

69  
70 The Board discussed a budget funding agreement to collect off-roll assessments.  
71

72 MOTION TO: Authorize staff to negotiate with the ownership entity  
73 on a funding agreement for those expenses related to  
74 the operations that may not be levied on the tax roll.  
75 MADE BY: Supervisor Motko  
76 SECONDED BY: Supervisor Dister  
77 DISCUSSION: None further  
78 RESULT: Called to Vote: Motion PASSED  
79 3/0 - Motion Passed Unanimously  
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81 **E. Close the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**

82  
83 The public hearing was closed.  
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86 **5. RETURN AND PROCEED TO REGULAR MEETING**

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88 Mr. Lamb directed the Board to return and proceed to the regular meeting.  
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91 **6. VENDOR AND STAFF REPORTS**

- 92 **A. District Counsel**  
93 **B. District Engineer**  
94 **C. District Manager**  
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96 There were no further reports from staff at this time.  
97  
98

99 **7. BUSINESS ITEMS**

100 **A. Consideration of District Engineer's Report**

101  
102 Mr. Lamb went over the Engineer's Report with the Board.  
103

MOTION TO:	Approve the District Engineer's Report in substantial form.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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112 **B. Consideration of Supplemental Assessment Methodology Report**  
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114 The Board reviewed the Supplemental Assessment Methodology Report.  
115

MOTION TO:	Approve the Supplemental Assessment Methodology Report in substantial form.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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**C. Consideration of Resolution 2021-34; Delegation Resolution**

- i. Supplemental Trust Indenture**
- ii. Bond Purchase Contract**
- iii. Preliminary Limited Offering Memorandum and Limited Offering Memorandum**
- iv. Continuing Disclosure Agreement**

The Board reviewed the resolution and related exhibits.

MOTION TO:	Approve Resolution 2021-34.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**D. Consideration of Resolution 2021-35; Extending Board Terms to Coincide with General Elections**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-35.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**E. Consideration of Resolution 2021-36; Setting Fiscal Year 2022 Meeting Schedule**

The Board reviewed the resolution and meeting schedule.

MOTION TO:	Approve Resolution 2021-36.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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**F. Consideration of Resolution 2021-37; Expansion Resolution**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-37.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**G. General Matters of the District**

There were no additional general matters to discuss.

**8. CONSENT AGENDA ITEMS**

**A. Consideration of Minutes of the Public Hearings, Audit Committee, and Regular Meeting June 3, 2021**

The Board reviewed the minutes.

MOTION TO:	Approve the June 3, 2021 minutes.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**9. SUPERVISOR REQUESTS AND COMMENTS**

There were no supervisor requests or comments.

**10. AUDIENCE COMMENTS**

There were no audience comments.

205 **11. ADJOURNMENT**  
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207	MOTION TO:	Adjourn.
208	MADE BY:	Supervisor Dister
209	SECONDED BY:	Supervisor Luce
210	DISCUSSION:	None further
211	RESULT:	Called to Vote: Motion PASSED
212		3/0 - Motion Passed Unanimously

213  
214 *\*Please note the entire meeting is available on disc.*

215  
216 *\*These minutes were done in summary format.*

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

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223 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
224 **noticed meeting held on 10/08/21.**

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227  
228 **Signature**

229 Brian Lamb

230 **Printed Name**

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233 **Title:**

234  **Secretary**

235  **Assistant Secretary**

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228 **Signature**

229 Nicholas Dister

230 **Printed Name**

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233 **Title:**

234  **Chairman**

235  **Vice Chairman**

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239 **Balm Grove Community Development District**

240 **SEAL**

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242 **Established March 10, 2021**  
243 **Hillsborough County, Florida**

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246 **Official District Seal**  
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Recorded by Records Administrator

248 **Signature**

249 10/08/21  
250 **Date**