

**MINUTES OF MEETING  
WEIBERG ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Weiberg Road Community Development District was held Wednesday **April 24, 2024** at 10:30 a.m. at 346 E. Central Ave., Winter Haven, FL 33880.

Present and constituting a quorum:

Rennie Heath  
Lauren Schwenk  
Bobbie Henley

Chairman  
Vice Chairperson  
Assistant Secretary

Also present were:

Jill Burns  
Roy Van Wyk  
Rey Malave *by Zoom*

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Engineer, Dewberry

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present for the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 28, 2024 Board of Supervisors Meeting and March 5, 2024 Continued Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 28, 2024 Board of Supervisors meeting and the March 5, 2024 continued meeting and asked for any questions, comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Minutes of the February 28, 2024 Board of Supervisors
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Meeting and March 5, 2024 Continued Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Imposition of Special Assessments on Boundary Amendment**

Ms. Burns noted that the public hearing had been advertised in the paper and a mail notice was sent to all property owners within the boundary amendment area and asked for a motion to open the public hearing.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that there were no members of the public present and asked for a motion to close the public hearing.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, Closing the Public Hearing, was approved.

**i. Presentation of Amended and Restated Engineer’s Report**

Mr. Malave presented the amended and restated engineer’s report dated February 28, 2024 to the Board which was included in the agenda package. He summarized the report and stated the construction cost totaling \$27,685,867.22 and noted that they believe the costs are sufficient to develop and build out the project and proposed improvements. He offered to answer and Board questions. There being no questions, Ms. Burns asked for a motion of approval.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, the Amended and Restated Engineer’s Report, was approved.

**ii. Presentation of Amended and Restated Master Assessment Methodology**

Ms. Burns noted that this incorporates the boundary amendment area that was recently added to the District and summarized the tables for the Board and a copy of the methodology was provided in the agenda package. She offered to answer any Board questions. There being no questions, there was a motion of approval.

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On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the Amended and Restated Master Assessment Methodology, was approved.

**iii. Consideration of Resolution 2024-04 Levying Special Assessments on Boundary Amendment Area**

Ms. Burns noted that this would levy assessments per the revised legal description and asked for a motion of approval.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, Resolution 2024-04 Levying Special Assessments on Boundary Amendment Area, was approved.

**iv. Consideration of Amended and Restated Master Notice of Special Assessments**

Ms. Burns noted that this will be recorded to include boundary amendment area with the corrected legal description.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the Amended and Restated Master Notice of Special Assessments, was approved.

**B. Public Hearing on the District’s Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments on Boundary Amendment Area**

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Heath, seconded by Ms. Henley, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns noted that there were no members of the public present and asked for a motion to close the public hearing.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2024-05 Expressing the District’s Intent to Utilize the Uniform Method of Collection**

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Ms. Burns presented the resolution and offered to answer any Board questions. Hearing none there was a motion of approval.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, Resolution 2024-05 Expressing the District’s Intent to Utilize the Uniform Method of Collection, was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk had nothing further to report to the Board and offered to answer any questions. There being none, the next item followed.

**B. Engineer**

Mr. Malave had nothing further to report and the next item followed.

**C. District Manager’s Report**

**i. Approval of the Check Register**

Ms. Burns presented the check register that is in the agenda package for review totaling \$24,474.56. She offered to answer any Board questions. There being no questions, there was a motion of approval.

On MOTION by Ms. Henley, seconded by Mr. Heath, with all in favor, the Check Register totaling \$24,424.56, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns presented the financials which were included in the agenda package for the Board’s review. No action was required on this item.

**iii. Presentation of Number of Registered Voters – 13**

Ms. Burns stated that the registered number of voters within the District is recorded as 13 which may be an issue with the legal description but she will look into it because it should be zero.

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**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the meeting was adjourned.

Jill Burns  
Secretary/Assistant Secretary

DocuSigned by:  
Rennie Heath  
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Chairman/Vice Chairman