

**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 **July 24, 2024**, at 10:37 a.m. at 346 E. Central Ave., Winter Haven, FL 33880.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairperson
Bobbie Henley	Assistant Secretary
Chuck Cavaretta	Assistant Secretary
Daniel Arnette	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Rey Malave <i>via Zoom</i>	District Engineer, Dewberry

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Four Board members were present in person 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 May 22, 2024,  
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the May 22, 2024, Board of Supervisors meeting and asked for any questions, comments or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, the Minutes of the May 22, 2024, Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Public Hearing**

**A. Public Hearing on the Adoption of Fiscal Year 2024/2025 Budget**

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Ms. Burns noted this Public Hearing has been advertised in the paper and asked for a motion to approve.

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

Ms. Burns noted there were no members of the public present.

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

**i. Consideration of Resolution 2024-08 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds**

Ms. Burns stated the budget is in the package for review. The budget is included as an exhibit to the resolution. Primary administrative expenses will be developer funded. This included: playground lease, security, and field contingencies.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, Resolution 2024-08 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved in substantial form.

**ii. Consideration of Fiscal Year 2024/2025 Developer Funding Agreement**

Ms. Burns reviewed the Fiscal Year 2024/2025 budget which was included in the agenda package for Board review. This agreement is with GLK. The Board decided to have one funding agreement with two bills.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Fiscal Year 2024/2025 Developer Funding Agreement, was approved in substantial form.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025**

Ms. Burns stated the monthly meeting will be held on the first Tuesday of each month at 10:00 a.m. at the same location.

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On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, Resolution 2024-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2024/2025, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Adoption of Goals and Objectives for the District**

Ms. Burns reviewed the proposed goals and objectives that staff had drafted for the District and asked for a motion to approve.

On MOTION by Mr. Arnette, seconded by Ms. Henley with all in favor, the Adoption of Goals and Objectives for the district, was approved.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2023 Audit Report**

Ms. Burns stated that they received a clean audit with no finding of noncompliance. She asked for a motion to approve.

On MOTION by Ms. Henley, seconded by Mr. Cavaretta, with all in favor, the Fiscal Year 2023 Audit Report, was approved.

**EIGHTH ORDER OF BUSINESS**

**Rejection of Bids for Eagle Landing Phase 1 Project and Authorizing Staff to send out Notice to Bidders**

Ms. Burns stated the District engineer has notified the bidders that this is being cancelled. The Board needs to take action and send notice as well.

On MOTION by Mr. Arnette, seconded by Mr. Cavaretta, with all in favor, the Rejection of Bids for Eagle Landing Phase 1 Project and Authorizing Staff to send out Notice to Bidders, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk had nothing further to report to the Board and offered to answer any questions.

**B. Engineer**

Mr. Malave had nothing further to report.

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**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. 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. Arnette, with all in favor, the Check Register totaling, 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 Updated Number of Registered Voters**

Ms. Burns stated this was put back on the agenda because there were questions on this because, when they ran it, it came back as two.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns asked for a motion to adjourn.

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

*Jill Burns*

Secretary/Assistant Secretary

Signed by:

*Rennie Heath*

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Chairman/Vice Chairman