

**MINUTES OF MEETING
WHITE CLAY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the White Clay Community Development District was held **Tuesday, February 4, 2025** at 10:45 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Warren K. “Rennie” Heath	Chairman
Lindsey Roden	Assistant Secretary
Bobbie Henley	Assistant Secretary
Lauren Durham	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Katie O’Rourke	GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Joey Duncan <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:45 a.m. and called roll. Four 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

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Burns administered the oath of office to the new Supervisors present.

B. Consideration of Resolution 2025-32 Canvassing and Certifying the Results of the Landowners’ Election

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Ms. Burns stated Mr. Heath and Ms. Schwenk received 90 votes and Ms. Henley, Ms. Roden and Ms. Durham received 80 votes. Mr. Heath and Ms. Schwenk will serve 4-year terms. Ms. Durham, Ms. Henley, and Ms. Roden will serve 2-year terms.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-32 Canvassing and Certifying the Results of the Landowner's Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2025-33 Electing Officers

Ms. Burns stated the previous officers were Mr. Heath as Chairman, Ms. Schwenk as Vice Chair, and the remaining Supervisors and George Flint as Assistant Secretaries.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-33 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 3, 2024 Organizational Meeting

Ms. Burns presented the minutes of the December 3, 2024, organizational meeting. She asked for any questions or changes to the minutes. Hearing no changes from the Board, she asked for a motion to approve the minutes as presented.

On MOTION by Ms. Henley, seconded by Ms. Durham, with all in favor, the Minutes of the December 3, 2024 Organizational Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-34 Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting

Ms. Burns stated that the District Manager had noticed the Landowners' election to comply with statutory requirements. This resolution will ratify the actions of staff in placing the ad.

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On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-34 Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting, was approved.

SIXTH ORDER OF BUSINESS**Public Hearings****A. Public Hearing on the Imposition of Special Assessments**

Ms. Burns stated this public hearing was advertised and asked for a motion to open the public hearing.

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

i. Presentation of Engineer's Report

Mr. Arrington reviewed the Engineer's Report. He stated this report details the public improvements for the White Clay CDD located in Haines City and consists of 184 acres with 167 residential lots. He noted the report details the components of the capital improvements that will be made and the legal description of the lands to be served. He stated the estimated cost of the District's public improvements will be \$37,122,800. He stated they believe those funds will be sufficient to fund the construction of the District.

Mr. Van Wyk asked Mr. Arrington if he believed the costs outlined in the report are fair and reasonable for the types of improvements that are outlined therein. Mr. Arrington answered yes. Mr. Van Wyk asked if there was any reason they could not build the infrastructure improvements as outlined in the report. Mr. Arrington answered no, there should not be.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Engineer's Report, was approved.

ii. Presentation of Master Assessment Methodology Report

Ms. Burns stated that this report had not changed since the last time the Board had seen it. She added this report allocates debt to the properties and it will be supplemented with one or more reports that reflect terms of each series of bonds that the District issues. Ms. Burns noted there are two product types; a single family 42' lot and a single family 52' lot for a total of 764 lots planned for the District. She added the single family 42' lot has been assigned an ERU of 0.8 and the 52'

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lot has assigned an ERU of 1.0. She stated table 3 shows an estimated bond size of \$48,650,000. She noted table 4 shows the allocation of benefit and the improvement cost per unit for the 42' and 52' lots. Table 5 shows the debt per unit; the 42' lot is \$55,458 and the 52' lot \$68,662. Table 6 shows the net and gross annual debt assessment per unit; the 42' lot is \$4,566 and the 52' lot is \$5,654. Table 7 is the preliminary assessment roll that allocates the debt by acre to all the parcels listed.

Mr. Van Wyk asked Ms. Burns if the assessments as outlined in the report are fairly and reasonably apportioned across the property. Ms. Burns answered yes. Mr. Van Wyk asked Ms. Burns is it your opinion that the benefit received by the parcels for the improvements is equal to or greater than the burden placed upon the properties by the assessment as outlined in the report. Ms. Burns answered yes.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Master Assessment Methodology Report, was approved.

iii. Consideration of Resolution 2025-35 Levying Special Assessments

Mr. Van Wyk reviewed the findings that were included in the resolution. He asked for any questions, and hearing none he asked for a motion to approve the resolution.

On MOTION by Ms. Henley, seconded by Ms. Durham, with all in favor, Resolution 2025-35 Levying Special Assessments, was approved.

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

B. Public Hearing on the District's Use of the Uniform Method of Levying, Collection, and Enforcement of Non-Ad Valorem Assessments

Ms. Burns stated this public hearing was advertised and asked for a motion to open the public hearing.

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

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i. Consideration of Resolution 2025-36 Expressing the District's Intent to Utilize the Uniform Method of Collection

Ms. Burns stated this resolution will be sent to Polk County and will allow the District to use the procedures of Chapter 197, FS to levy and collect special assessments and the property appraiser and tax collector's office to collect the assessments on the tax bill when they are ready to do so.

On MOTION by Ms. Roden, seconded by Ms. Durham, with all in favor, Resolution 2025-36 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

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

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

Ms. Burns stated this public hearing was advertised and asked for a motion to open the public hearing.

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

i. Consideration of Resolution 2025-37 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds

Ms. Burns stated that budget had not changed since the last time the Board approved it and the budget will be developer funded and will only be billed as incurred.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-37 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

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

D. Public Hearing on the Adoption of District Rules of Procedure

Ms. Burns stated this public hearing was advertised and asked for a motion to open the public hearing.

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On MOTION by Ms. Roden, seconded by Ms. Durham, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2025-38 Adopting the Rules of Procedure for the District

Ms. Burns stated that these rules are general rules and guidelines the District will follow to operate.

On MOTION by Ms. Henley, seconded by Ms. Durham, with all in favor, Resolution 2025-38 Adopting the Rules of Procedure for the District, was approved.

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

SEVENTH ORDER OF BUSINESS

Review and Ranking of Proposals for District Engineer

Ms. Burns stated at the last meeting they issued an RFQ for the District engineer and they received one response from Dewberry.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Ranking of Proposals for District Engineer with Dewberry Ranked #1 and Authorization for Staff to send a Notice of Intent to Award, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated that this agreement outlines that District staff will not disclose any exempt parcels that come through the office.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the 2025 Data Sharing and Usage with Polk County Property Appraiser, was approved.

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NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated there is a validation hearing set for March 31st.

B. Engineer

Mr. Arrington had nothing additional to report.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns noted the check register is in the agenda package for review and asked for any questions or comments.

On MOTION by Ms. Durham, seconded by Ms. Henley, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated there was no action needed.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary

Signed by:

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Chairman/Vice Chairman