

**MINUTES OF MEETING  
DEWEY ROBBINS  
COMMUNITY DEVELOPMENT DISTRICT**

The Organizational meeting of the Board of Supervisors of the Dewey Robbins Community Development District was held Wednesday, **May 22, 2024**, at 9:00 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Sarah Sandy <i>by phone</i>	District Counsel, Kutak Rock
Kathy Leo <i>by phone</i>	GAI Engineering
Alan Scheerer	Field Manager
Rob Szozda	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Iorio called the meeting to order and called the roll. Three Board members were present in person, and one attended via Zoom constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated there were no members of the public present for the comment period and moved on to the next item.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Supervisors**

Mr. Flint noted there was a Landowners' meeting prior to the beginning of this meeting and administered the oaths of office to the newly elected Board members. Mr. Flint then added he

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is not able to administer the oath to Mr. Franklin over the phone and will administer his oath of office at the next scheduled Board meeting.

**B. Consideration of Resolution 2024-28 Canvassing and Certifying the Results of the Landowners' Election**

Mr. Flint presented the resolution to the Board and announced the results of the Landowners' Election that happened prior to the Board of Supervisor's meeting. He then asked for a motion to solidify those results.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2024-28 Canvassing and Certifying the Results of the Landowners' Election, was approved.

**C. Election of Officers**

Mr. Flint stated that currently Mr. Iorio sits as the Chair, Mr. Beasley is the Vice Chair, and the other three Board members sit as Assistant Secretaries. Mr. Flint will act as the Secretary while Jill Burns from the GMS office will act as the Treasurer and Katie Costa will act as Assistant Treasurer. He asked if the Board would like to keep the same officers and they agreed.

**D. Consideration of Resolution 2024-29 Electing Officers**

Mr. Flint stated asked for a motion to approve the slate of officers as stated above.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2024-29 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the March 20, 2024 Board of Supervisors Meeting**

Mr. Flint presented the meeting minutes from the March 20, 2024 Board of Supervisors meeting and asked for any questions, comments, or corrections. There being no changes or correction, he asked for a motion of approval.

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On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Minutes from the March 20, 2024 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearings**

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

Mr. Flint noted this hearing is for the purposes of imposing special assessments and asked for a motion to open the public hearing.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, Opening the Public Hearing, was approved.

**i. Presentation of Affidavit of Publication and Affidavit of Mailing Notice**

The affidavit of publication and affidavit of meeting notice were presented.

**ii. Presentation of Engineer’s Report**

Ms. Leo gave a brief overview of the Engineer’s report drafted in March of 2024 and summarized it for the Board. A copy of the engineer’s report was provided in the agenda package. The approximated total cost is \$52,950,199. Ms. Sandy asked if the cost estimates stated in the engineer’s report were reasonable and proper and Ms. Leo answered yes. Ms. Sandy asked if Ms. Leo is aware of any reason why the District wouldn’t be able to carry out the master project and Ms. Leo answered no.

**iii. Presentation of Master Assessment Methodology**

Mr. Flint presented the Master Assessment Methodology and summarized it for the Board and noted that it had not changed since the Board had seen it last. A copy of the methodology was provided in the agenda package and Mr. Flint highlighted the tables and offered to answer any Board or staff questions.

Ms. Sandy asked if the District lands received a special benefit from the master project and Mr. Flint answered yes. Ms. Sandy asked if the special assessments are reasonably and fairly allocated to the lands subjected to them, and Mr. Flint answered yes. Ms. Sandy asked if it was reasonable, proper, and just to assess the cost of the master project to the lands in the District per the methodology. Mr. Flint answered yes. Ms. Sandy asked if the assessments would receive

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special benefits that are equal to or in excess of the special assessments levied on them and Mr. Flint answered yes. Ms. Sandy asked if it was in the best interest of the District that the master special assessment be paid and collected in accordance with the methodology. Mr. Flint answered yes.

**iv. Public Comment, Testimony and Board Discussion**

There were no members of the public present for public comment and the next item followed.

**v. Consideration of Resolution 2024-30 Levying Special Assessments**

Ms. Sandy presented the resolution to the Board and noted that the resolution makes certain findings based on the steps taken to date and authorizes the master project that is set forth in the engineer's report and approve the cost of the master project and the cost to be paid by the special assessment. It also equalizes, approves, confirms, and levies the master special assessment lien as well as providing for the finalization for the special assessments in the future when the total project is declared complete. She offered to answer any questions regarding the resolution. There being no questions, she asked for a motion of approval.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2024-30 Levying Special Assessments, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Beasley, seconded by Mr. Iorio, 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**

Mr. Flint explained the purpose for the public hearing and asked for a motion to open it.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Opening the Public Hearing, was approved.

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**i. Presentation of Affidavit of Publication of Notice**

The affidavit of publication of notice was presented.

**ii. Public Comment and Board Discussion**

Mr. Flint stated there were no members of the public to provide comment of testimony and the next item followed.

**iii. Consideration of Resolution 2024-31 Expressing the District's Intent to Utilize the Uniform Method of Collection**

Mr. Flint presented the resolution and offered to answer any questions. There being no questions, he asked for a motion of approval.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2024-31 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, Closing the Public Hearing, was approved.

**C. Public Hearing on the Adoption of the District Rules of Procedure**

Mr. Flint explained the purpose for the public hearing and asked for a motion to open the hearing.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, Opening the Public Hearing, was approved.

**i. Presentation of Affidavit of Publication of Notice**

The affidavit of publication of notice was presented.

**ii. Public Comment and Board Discussion**

There were no members of the public present for comment or testimony.

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**iii. Consideration of Resolution 2024-32 Adopting the Rules of Procedure**

Mr. Flint stated that the Board has seen a draft of the rules and procedures at the organizational meeting and noted that they have not changed since then. He asked for any Board questions or comments. There being no questions, there was a motion of approval.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2024-32 Adopting the Rules of Procedure, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, Closing the Public Hearing, was approved.

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

Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, Opening the Public Hearing, was approved.

**i. Presentation of Affidavit of Publication of Notice**

The affidavit of publication of notice was presented.

**ii. Public Comment and Board Discussion**

Mr. Flint stated there were no members of the public to provided comment or testimony.

**iii. Consideration of Resolution 2024-33 Adopting the District's Fiscal Year 2024/2025 Budget and Appropriating Funds**

Ms. Sandy highlighted a unique situation stating that the District when it was established needed a budget to finish out the remainder of the current Fiscal Year as well as the approval of the budget or the next fiscal year and noted the language that distinguishes and covers both fiscal years. Mr. Flint asked for any questions concerning either budget. There being no questions, he asked for a motion of approval.

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On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, Resolution 2024-33 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Owen, seconded by Mr. Beasley, with all in favor, Closing the Public Hearing, was approved.

**SIXTH ORDER OF BUSINESS**

**Ranking of Proposals for District Engineering Services and Authorization to Issue Notice of Intent to Award and Enter into Negotiations with Number One Ranked Firm**

Mr. Flint noted that they received one response to the advertised RFQ which was GAI Consultants who is the District’s interim engineer. He then presented the scoring sheet for the record and asked for the Boards rankings and recommended to award them maximum points on each category with the exception of MBE resulting in a total of 95 points ranking GAI Consultants number 1. The Board agreed and Mr. Flint asked for a motion to accept the ranking and authorize staff to send a letter of intent to award for engineering services.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Ranking of Proposals for District Engineering Services and Authorization to Issue Notice of Intent to Award and Enter into Negotiations with Number One Ranked Firm GAI Consultants, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Sandy had nothing further to report to the Board at this time. She was happy to answer any questions.

**B. Engineer**

There being no comments, the next item followed.

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**C. District Manager’s Report**

**i. Presentation of Registered Voters – 0**

Mr. Flint stated that there are currently zero registered voters within the boundaries of the District.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked the Board for adjournment.

On MOTION by Mr. Owen, seconded by Mr. Iorio, with all in favor, the meeting was adjourned.

DocuSigned by:  
*George Flint*  
B61B5DF421644AD  
Secretary/Assistant Secretary

DocuSigned by:  
*Tony Iorio*  
B83C38A7F54B4FC1  
Chairman/Vice Chairman