



Rizzetta & Company

Hidden Creek North Community Development District

**Board of Supervisors' Meeting
February 28, 2023**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813.994.1001**

www.hiddencreeknorthcdd.org

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544

www.hiddencreeknorthcdd.org

Board of Supervisors	Darryl Colwell Atino Secor Brad Coates Richard Leatham Evan Cline	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Jayna Cooper	Rizzetta & Company, Inc.
District Counsel	Michael Eckert	Kutak Rock LLP
District Engineer	David Fleeman	Florida Design Consultants

All Cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

HIDDEN CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT
District Office · Wesley Chapel, Florida (813) 994-1001
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
<https://www.hiddencreeknorthcdd.org>

February 21, 2023

**Board of Supervisors
Hidden Creek North
Community Development District**

FINAL AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of Hidden Creek North Community Development District will be held on **Tuesday, February 28, 2023** at 9:00 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Wesley Chapel, Florida 33544. The Following is the Agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A.** Acceptance of Resignation for Brad Coates.....Tab 1
 - B.** Consideration of Resume for Open Seat - Ebony Bennett.....Tab 2
 - C.** Administer the Oath of Office
 - 1.** Review Form 1 and Sunshine Law Requirements
- 4. STAFF REPORTS**
 - A.** Presentation of AWC Aquatics Report.....Tab 3
 - B.** Presentation of Lawn Medics Landscape Report
 - C.** District Counsel
 - D.** District Engineer
 - E.** District Manager Report
 - 1.** Presentation of District Manager Report and Financials.....Tab 4
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors Meeting held on January 24, 2023.....Tab 5
 - B.** Consideration of the Operation and Maintenance Expenditures for January 2023.....Tab 6
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1011.

Sincerely,
Jayna Cooper
District Manager

Tab 1

From: Brad Coates <bacoates@gmail.com>
Sent: Tuesday, January 24, 2023 10:24 AM
To: Jayna Cooper <jcooper@rizzetta.com>
Cc: Darryl Colwell <Darryl.Colwell@starlighthomes.com>
Subject: [EXTERNAL]Resignation from Hidden Creek CDD

To whom it may concern:

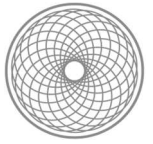
Please accept this email as formal resignation from the Hidden Creek CDD as of January 24th, 2023.

If there are any questions please contact me to discuss further.

Sincerely,

Brad Coates

Tab 2



PROFESSIONAL SUMMARY

Results-driven Mortgage Professional with career-long record of underwriting operations, compliance, and information analysis success for leading organizations

Proven talent for aligning business strategy and objectives with established underwriting and review management paradigms to achieve maximum results with minimum resource expenditures. Analytical thought leader gifted in evaluating risk and loss potential for new and renewal policies. Exceptionally dedicated professional with keen interpersonal, communication, and organizational skills, as well as stakeholder collaboration, investor guidelines, and loan conditioning expertise.

CORE COMPETENCIES

- Loan Underwriting
- Risk Identification
- Stakeholder Engagement
- Credit Risk Analysis
- Streamlined Communication
- Technical Expertise
- Title Analysis and Curative
- Compliance
- Loan Estimation
- Data Analysis

PROFESSIONAL EXPERIENCE

GUARANTEED RATE AFFINITY, REMOTE, APR 2021 TO JUN 2022

SR. CONVENTIONAL UNDERWRITER/CREDIT RISK ANALYST

Conventional FHA, USDA, VA, Conventional -Encompass

- Spearheaded completion of loan files to identify deficiencies and issues.
- Safeguarded compliance of fees through analysis of loan estimates and closing Disclosures.
- Advanced the review of multiple potential loans daily while analyzing 5 new submissions for approval in addition to resubmissions.
- Utilized AUS (automatic underwriter systems) and vendor software and analyze the results.
- Optimized performance of concise and accurate conditioning of loan files.
- Drove collaborate with loan officers and processors.
- Determined overall risk factor of potential borrowers and performed preapproval reviews.
- Evaluated Appraisals and Homeowners Insurance to ensure compliance before closing date.
- Implemented and cleared loan approval conditions with accuracy, while maintaining quality and time objectives.
- Streamlined positive communication with processors and loan officers.
- Analyzed paystubs, tax returns, and other income documents for income qualifications and DTI (Debt to income).
- Built and retained up to date bank of knowledge on investor guidelines primarily Fannie and Freddie Mac.

CLAYTON HOLDINGS, RIVERVIEW, FL, JUN 2015 TO APRIL 2021

FRONT LINE UNDERWRITER/CREDIT UNDERWRITER

Conventional FHA, USDA, VA, Conventional, TRID Compliance Analyst, Title Curative Analyst, Appraisal Reviewer, and Modification Underwriter

- Conducted in-depth reviews of loan files to find deficiencies and potential issues.
- Progressed data entry from the Note, Mortgage, Title Report and or Commitment, insurance policy, flood certification, appraisal, and other origination documents into E-Class.
- Assessed the Loan estimate, and Closing Disclosures to ensure fees are within +compliance/allowed tolerance amounts
- Completed comprehensive reviews of multiple potential loans daily, analyzing for approval including some with conditions.
- Deployed AUS and vendor software and analyzed the results
- Ensured concise and accurate conditioning of loan files.
- Held accountability for reviewing appraisals to ensure compliance before closing date.
- Identified and implemented clear conditions with accuracy, while maintaining quality and time objectives.
- Accelerated positive and accurate communication with processors and loan officers.
- Carried out reviews of paystubs and tax returns for income qualifications and DTI.

- Worked Various Title Curative Projects for Freddie Mac; finding resolutions for clouds on titles which included obtaining satisfactions, recording curative documents via online system, creating curative documents, and contacting original lenders.

MISSION CAPITAL ADVISORS, TAMPA FL, MAY 2015 TO DEC 2017

BAILEE LETTER SPECIALIST, FRONT LINE UNDERWRITER, AND SR. TITLE CURATIVE SPECIALIST

- Monitored and reviewed various Mortgage Collateral Documents including HUD Credit Reports Title Commitment, Final Title Policy, Mortgage etc.
- Inspected County Records for any curative documents, extinguishing or negating the priority of prior liens, reviewed Title Reports for any unsatisfied Prior Liens.
- Audited loan files to determine deficiencies and/or issues
- Produced lien release packages manually.
- Recruited Abstractors to search counties with Index only records.
- Investigated current lienholder of Prior Lien
- Liaised with Banks and Private Lenders making multiple calls relating to unsatisfied prior liens.
- Located Reports via Excel for Various Projects
- Employed Simplifile and mail to submit unrecorded Satisfactions for Recording.
- Created Satisfactions for Banks and Private Lenders.
- Met stringent deadlines for completing files.
- Displayed excellent communication skills when dealing with clients via email and telephone to update on current projects.

JCIII & ASSOCIATES, TAMPA, FL, MAY 2013 TO MAY 2015

UNDERWRITER

- Checked applicable servicer systems to determine satisfactory performance of Borrowers; performed thorough conditioning of loan files.
- Examined specific parameters of data and performed data entry into custom reporting tools provided to client.
- Scrutinized appraisal form types 1004, 70, 72 and others to determine validity of valuation.
- Achieved comparable sales on BPO and RMV quick valuation documents to validate likeness of property.
- Entrusted with full scope analysis of Tri-Merge Consumer Credit reports and reconciled debts and payments.
- Gathered and recorded fees captured on HUD-1 Settlement Statement for compliance review.
- Calculated fees to ensure RESPA and Section 32 compliance at origination.
- Read Title Commitments and abstracts to ensure complete title chain recording.
- Amplified the clearance of conditions as submitted while still meeting deadlines
- Captured recording stamp information on Security instruments, noted difference in county/state procedures.
- Tasked with analysis of tax returns and tax transcripts along with thorough QA of origination underwriting methodology and reported deficiencies.
- Took opportunity to learn and master Data Repositories of several servicers and clients, in an evolving environment.

LAW OFFICE FISHMAN, SHAPIRO AND GAUCHE, CITY, STATE, JAN 2013 TO MAY 2013

QA FORECLOSURE AUDITOR/JUDGEMENT FILER

- Perused and reviewed all foreclosure filing document filings for accuracy and completeness.
- Readied and filed instruments and motions to respective County Clerks in a timely manner.
- Amended scheduling in MS Outlook for Attorneys, Paralegals and Clients (Loan/Title Servicers).
- Reconciled and evaluated all recording information on title abstracts and security instruments
- Documented and reported MERS information electronically when needed and ensured MERS accuracy.
- Accurately filed and tracked all dates and appointments in regard to foreclosure proceedings and hearings
- Showcased excellent problem-solving skills in order to minimize conflicts and research errors in operations.
- Protected accurate recording and archiving through in-depth reviews of Promissory Notes and Security Instruments.
- Devised and updated MS Excel spreadsheets for tracking and billing information reporting.

AEROTEK, TAMPA, FL, NOV 2012 TO JAN 2013

BANK OF AMERICA – OCC CONSENT ORDER FORECLOSURE REVIEW AUDITOR

- Upskilled and trained to master Data Repositories for B of A/Countrywide Servicing and Origination activities.
- Verified compliance with HUD, HMDA, and FACTA through review of Origination and servicing milestone.
- Gauged Chain of Title, Security Instruments, Addendums and Note Allonges for error.

- Obtained, researched, and archived loan documents and recorded instruments.
- Mitigated risk of predatory lending through performance of limited credit and origination reviews.
- Made sure mods were offered / actuated through review of HAMP, HARP, and private modification documents.
- Inspected servicer notes and loan history to verify default, and flag collections compliance infractions.
- Wrote copious notes on evidence of short sale attempts, deed in lieu requests and results.
- Appraised AACER, eQuator, LPS, MERS, and other bankruptcy/foreclosure data archives.
- Executed QA on underwriting and documentation of banks, servicers, and title companies.

PREVIOUS EXPERIENCE

HSBC BANK MORTGAGE SERVICES, BRANDON, FL, NOV 2007 TO NOV 2012 | **COLLECTIONS REPRESENTATIVE II AND SPOC REP & MODIFICATION REP**

EDUCATION AND CREDENTIALS

COLLEGE EDUCATION 2003-2010

Junior College HCC Ybor Campus, Tampa, FL

HIGH SCHOOL DIPLOMA, 2003

King High School, Tampa, FL

LICENSING AND CERTIFICATION

- Realtor, Bob Hogue School of Real Estate, Tampa, FL, Oct 2013

ADDITIONAL INFORMATION

Languages: English, Some Spanish

Technical Proficiencies: Eclas, Encompass, Empower, AUS systems (DU and LP), Simplifile, Windows, Outlook, Excel, Word, Adobe, AACER, eQuator, LPS, MERS, etc.

Interests: literature, astrology, psychology, economics

Tab 3

Beneficial Vegetation Notes:







☒ Arrowhead ☒ Bulrush ☐ Golden Canna ☐ Naiad ☐ _____
☐ Bacopa ☐ Chara ☒ Gulf Spikerush ☒ Pickerelweed
☐ Blue Flag Iris ☐ Cordgrass ☒ Lily ☐ Soft Rush ☐





Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 28, 2023 at 9:00 a.m.

District Manager's Report

February 28

2023

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FINANCIAL SUMMARY

01/31/2023

General Fund Cash &
Investment Balance:

\$288,096

Reserve Fund Cash &
Investment Balance:

\$0

Debt Service Fund Investment
Balance:

\$495,087

**Total Cash and Investment
Balances:**

\$783,183

General Fund Expense Variance: \$25,840

**Under
Budget**



Rizzetta & Company

Hidden Creek North Community Development District

**Financial Statements
(Unaudited)**

January 31, 2023

Prepared by: Rizzetta & Company, Inc.

hiddencreekcdd.org
rizzetta.com

Hidden Creek North Community Development District

Balance Sheet

As of 01/31/2023

(In Whole Numbers)

	General Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets					
Cash In Bank	288,096	286,716	574,812	0	0
Investments	0	208,371	208,371	0	0
Accounts Receivable	86,049	96,591	182,641	0	0
Refundable Deposits	1,461	0	1,461	0	0
Fixed Assets	0	0	0	10,912,279	0
Amount Available in Debt Service	0	0	0	0	591,678
Amount To Be Provided Debt Service	0	0	0	0	6,688,322
Total Assets	375,606	591,678	967,285	10,912,279	7,280,000
Liabilities					
Accounts Payable	2,763	0	2,763	0	0
Accrued Expenses	200	0	200	0	0
Due To Other	721	0	721	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	6,160,000
Total Liabilities	3,684	0	3,684	0	6,160,000
Fund Equity & Other Credits					
Beginning Fund Balance	126,935	452,406	579,341	0	0
Investment In General Fixed Assets	0	0	0	10,912,279	1,120,000
Net Change in Fund Balance	244,988	139,272	384,260	0	0
Total Fund Equity & Other Credits	371,923	591,678	963,601	10,912,279	1,120,000
Total Liabilities & Fund Equity	375,606	591,678	967,285	10,912,279	7,280,000

See Notes to Unaudited Financial Statements

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	340,033	340,033	341,476	(1,443)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	50	(50)
Total Revenues	340,033	340,033	341,526	(1,493)
Expenditures				
Financial & Administrative				
Administrative Services	4,971	1,657	1,639	18
District Management	21,962	7,321	7,321	0
District Engineer	15,000	5,000	4,275	725
Trustees Fees	3,500	1,166	583	583
Assessment Roll	5,463	5,463	5,463	0
Financial & Revenue Collections	3,925	1,309	1,308	0
Tax Collector/Property Appraiser Fees	150	150	0	150
Dissemination Agent	5,000	1,666	5,000	(3,333)
Accounting Services	19,667	6,556	6,556	0
Auditing Services	3,400	0	0	0
Arbitrage Rebate Calculation	450	150	450	(300)
Reclaimed Water - WUP Commitment	4,400	1,467	0	1,467
Public Officials Liability Insurance	3,050	3,050	2,733	317
Legal Advertising	1,500	500	503	(3)
Miscellaneous Mailings	1,000	333	0	333
Dues, Licenses & Fees	175	175	175	0
Website Hosting, Maintenance, Backup & Email	3,800	2,155	2,237	(83)
Total Financial & Administrative	97,413	38,118	38,243	(126)
Legal Counsel				
District Counsel	25,000	8,333	1,513	6,821
Total Legal Counsel	25,000	8,333	1,513	6,821
Electric Utility Services				
Utility Services	3,600	1,200	424	776
Utility - Street Lights	15,000	5,000	4,340	660
Total Electric Utility Services	18,600	6,200	4,764	1,436
Water-Sewer Combination Services				
Utility - Reclaimed	5,500	1,833	965	868
Total Water-Sewer Combination Services	5,500	1,833	965	868

See Notes to Unaudited Financial Statements

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Stormwater Control				
Stormwater Monitoring & Maintenance	1,600	534	0	533
Aquatic Maintenance	20,000	6,666	5,904	763
Stormwater Assessments	500	500	0	500
Total Stormwater Control	22,100	7,700	5,904	1,796
Other Physical Environment				
Property Insurance	850	850	768	82
General Liability Insurance	3,730	3,730	3,341	389
Entry & Walls Maintenance & Repair	1,000	334	0	334
Landscape Maintenance	95,800	31,933	31,840	93
Irrigation Maintenance & Repair	20,220	6,740	0	6,740
Well Maintenance	1,000	334	0	333
Total Other Physical Environment	122,600	43,921	35,949	7,971
Road & Street Facilities				
Sidewalk Maintenance & Repair	2,000	666	0	667
Street Sign Repair & Replacement	6,000	2,000	0	2,000
Total Road & Street Facilities	8,000	2,666	0	2,667
Contingency				
Miscellaneous Contingency	40,820	13,607	9,200	4,407
Total Contingency	40,820	13,607	9,200	4,407
Total Expenditures	340,033	122,378	96,538	25,840
Total Excess of Revenues Over(Under) Expenditures	0	217,655	244,988	(27,333)
Fund Balance, Beginning of Period	0	0	126,935	(126,935)
Total Fund Balance, End of Period	0	217,655	371,923	(154,268)

See Notes to Unaudited Financial Statements

Hidden Creek North Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,209	(3,209)
Special Assessments				
Tax Roll	381,688	381,688	383,307	(1,620)
Total Revenues	<u>381,688</u>	<u>381,688</u>	<u>386,516</u>	<u>(4,829)</u>
Expenditures				
Debt Service				
Interest	266,688	266,688	132,244	134,444
Principal	115,000	115,000	115,000	0
Total Debt Service	<u>381,688</u>	<u>381,688</u>	<u>247,244</u>	<u>134,444</u>
Total Expenditures	<u>381,688</u>	<u>381,688</u>	<u>247,244</u>	<u>134,444</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>139,272</u>	<u>(139,272)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>452,406</u>	<u>(452,406)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>591,678</u>	<u>(591,678)</u>

HIDDEN CREEK NORTH CDD
Investment Summary
January 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2023</u>
Regions Bank 2019A-1 Revenue	Goldman Sachs Financial Square Funds	\$ 15,354
Regions Bank 2019A-1 Reserve	Goldman Sachs Financial Square Funds	192,838
Regions Bank 2019A-1 Interest	Goldman Sachs Financial Square Funds	53
Regions Bank 2019A-1 Sinking Fund	Goldman Sachs Financial Square Funds	46
Regions Bank 2019A-1 General Redemption	Goldman Sachs Financial Square Funds	5
Regions Bank 2019A-2 Prepayment	Goldman Sachs Financial Square Funds	75
Total Debt Service Fund Investments		<u><u>\$ 208,371</u></u>

Hidden Creek North Community Development District
Summary A/R Ledger
From 1/1/2023 to 1/31/2023

	Fund ID	Fund Name	Customer name	Document num-ber	Date created	Balance Due	AR Account
283, 2340							
	283-001	283 General Fund	Pasco County Tax Collector	AR00000303	10/01/2022	86,049.87	12110
Sum for 283, 2340						86,049.87	
283, 2341							
	283-200	283 Debt Service Fund S2019A-1 & A-2	Pasco County Tax Collector	AR00000303	10/01/2022	96,591.14	12110
Sum for 283, 2341						96,591.14	
Sum for 283						182,641.01	
Sum Total						182,641.01	

See Notes to Unaudited Financial Statements

Hidden Creek North Community Development District
Summary A/P Ledger
From 1/1/2023 to 1/31/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
283, 2340						
	283 General Fund	01/01/2023	Ardurra Group, Inc.	133001	Engineering Services 01/23	1,535.00
	283 General Fund	01/01/2023	Duke Energy	9100 8611 5243 01/23	0 Eiland Blvd - Street- lights 01/23	1,099.95
	283 General Fund	12/06/2022	Pasco County Utilities	17833757 - ACH	Hidden Creek Blvd. - Account #1101125 12/22	128.25
Sum for 283, 2340						2,763.20
Sum for 283						2,763.20
Sum Total						2,763.20

Hidden Creek Community Development District
Notes to Unaudited Financial Statements
January 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 01/31/2023.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger – Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 5

MINUTES OF MEETING

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

**HIDDEN CREEK NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of Hidden Creek North Community Development District was held on **Tuesday, January 24, 2023 at 9:03 a.m.** at the offices of Rizzetta & Company Inc. located at 5844 Old Pasco Road, Wesley Chapel, FL 33544.

Present were:

Darryl Colwell	Chairman
Atino Secor	Vice Chair
Richard Leatham	Assistant Secretary

Also present were:

Jayna Cooper	District Manager, Rizzetta & Company, Inc.
Mike Eckert	District Counsel, Kutak Rock (<i>conference call</i>)
Daryl Adams	District Manager, Rizzetta & Company, Inc.
Evan Cline	Starlight Homes
Alex Solano	Aquatic Weed Control

Audience	None present
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FIRST ORDER OF BUSINESS

Call to Order

Mrs. Cooper called the meeting to order at 9:03 a.m. and confirmed quorum.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2023-01,
Canvassing and Certifying the Results
of the Landowner Meeting**

On a motion by Mr. Lewis, seconded by Mr. Colwell, with all in favor, the Board of Supervisors adopted Resolution 2023-014, Canvassing and Certifying the Results of the Landowner Meeting for Hidden Creek North Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02;
Amending District Retention Policy**

On a motion by Mr. Lewis, seconded by Mr. Leatham, with all in favor, the Board of Supervisors adopted Resolution 2023-03; Amending District Record Retention Policy for Hidden Creek North Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of McDermitt
Engagement Letter**

On a motion by Mr. Secor, seconded by Mr. Lewis, with all in favor, the Board of Supervisors approved the McDermitt Engagement Letter for Hidden Creek North Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Adurra
Environmental Consulting Services
Proposal**

The Board reviewed the Adurra Environmental Consulting Services Proposal. They were informed that this will monitor the reclaimed water vs. the groundwater. This proposal was approved not to exceed \$4,400.

On a motion by Mr. Secor, seconded by Mr. Leatham, with all in favor, the Board of Supervisors approved the Adurra Environmental Consulting Services Proposal not to exceed \$4,400 for Hidden Creek North Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Kearney Companies
Pond Grading Proposal**

On a motion by Mr. Colwell, seconded by Mr. Secor, with all in favor, the Board of Supervisors ratified the Kearney Companies Pond Grading Proposal for \$8,251.00 for Hidden Creek North Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion of Parking in Front of
Mailbox Kiosks**

The Board held a brief discussion regarding parking in front of the mailbox kiosks. They agreed that parking signs should be installed to avoid residents from parking there "long term" and directed Mrs. Cooper to work with Mr. Eckert on wording of the sign.

NINTH ORDER OF BUSINESS

Staff Reports

District Counsel

Mr. Eckert reviewed the proper use of surplus property resolutions with the Board.

Mr. Colwell reviewed the timeline of build-out and plan to transition to a resident Board.

District Engineer

Mr. Fleeman did not have any updates for the Board. The Board did not have any questions.

District Manager

Mrs. Cooper presented the District Manager report and financial statements and reminded the Board that the next regularly scheduled meeting is on February 28, 2023 at 9:00 a.m. at the offices of Rizzetta & Company Inc. located at 5844 Old Pasco Road, Wesley Chapel, FL 33544.

TENTH ORDER OF BUSINESS

**Acceptance of Board Member
Resignation**

Mr. Mike Lewis announced his resignation from Seat 2 on the Hidden Creek Board of Supervisors.

On a motion by Mr. Colwell, seconded by Mr. Secor, with all in favor, the Board of Supervisors accepted Mr. Lewis' resignation from Seat 2 for Hidden Creek North Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resume for
Open Seat 2 - Evan Cline**

The Board reviewed and considered Mr. Evan Cline's resume for the open seat.

On a motion by Mr. Secor, seconded by Mr. Leatham, with all in favor, the Board of Supervisors appointed Mr. Evan Cline to Seat 2 for Hidden Creek North Community Development District.

TWELFTH ORDER OF BUSINESS

**Administer Oath of Office to Newly
Elected Supervisors and Review of
Form1 and Sunshine Law
Requirements**

Mrs. Cooper administered the Oath of Office to Mr. Cline and reviewed the Form1 and Sunshine Law Requirements.

Mr. Cline declined compensation for the monthly meetings.

THIRTEENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
August 23, 2022**

On a motion by Mr. Leatham, seconded by Mr. Secor, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors regular meeting held on August 23, 2022, as presented, for Hidden Creek North Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Landowner
Meeting held on November 15, 2022**

On a motion by Mr. Secor, seconded by Mr. Leatham, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors landowner meeting held on November 15, 2022, as presented, for Hidden Creek North Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for July
through December 2022**

On a motion by Mr. Secor, seconded by Mr. Colwell, with all in favor, the Board of Supervisors ratified the Operation and Maintenance expenditures for July 2022 (\$16,086.25), August 2022 (\$23,362.62), September 2022 (\$18,931.40), October 2022 (\$22,471.34), November 2022 (\$31,039.08) and December 2022 (\$17,313.75) for Hidden Creek North Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

Mrs. Cooper stated that if there was no further business to come before the Board, then a motion to adjourn the meeting would be in order.

On a motion by Mr. Colwell, seconded by Mr. Cline, with all in favor, the Board of Supervisors adjourned the meeting at 9:47 a.m. for the Hidden Creek North Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 6

Hidden Creek North Community Development District

District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.hiddencreeknorthcdd.org

Operations and Maintenance Expenditures

January 2023

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 29,134.54**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Hidden Creek North Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	100052	78906	Pond Maintenance 01/23	\$ 1,476.00
Duke Energy		9100 8611 5243 12/22	0 Eiland Blvd - Streetlights 12/22	\$ 1,080.13
Duke Energy		9100 8611 5467 12/22	6203 Hidden Creek Blvd - Irrigation/Well 12/22	\$ 105.58
Duke Energy		9101 2446 5365 12/22	6203 Hidden Creek Blvd - Sign 12/22	\$ 30.41
Florida Design Consultants, Inc.	100049	44842	Engineering Services 11/22	\$ 695.00
Florida Design Consultants, Inc.	100057	44977	Engineering Services 12/22	\$ 87.50
Kutak Rock, LLP	100053	3167525	General Legal Services 12/22	\$ 36.00
Rizzetta & Company, Inc.	100048	INV0000074662	District Management Fees 01/23	\$ 4,380.92
Rizzetta & Company, Inc.	100051	INV0000074871	Annual Dissemination Services 01/23	\$ 5,000.00
The Kearney Companies, LLC	100054	23019	Landscape Maintenance 01/23	\$ 8,125.00
The Lawn Medic Services, Inc.	100050	33306	Monthly Lawn Service 01/23	\$ 7,960.00
Times Publishing Company	100055	266551 1/23	Legal Advertising Account #181255 01/23	\$ 158.00
Report Total				<u>\$ 29,134.54</u>