



**HILLCREST
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
JUNE 17, 2021
8:30 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.hillcrestcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Oaktree by Pulte Homes Sales Office
2325 Rollingwood Court
Oakland Park, Florida 33309
REGULAR BOARD MEETING
June 17, 2021
8:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Consider Resignation (Bradley Kesselman – Seat #5).....Page 2
- E. Appointment of Officer to Vacant Seat
- F. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- G. Election of Officers
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
 - 1. May 20, 2021 Regular Board Meeting & Public Hearing.....Page 3
- K. Old Business
 - 1. Discussion Regarding Maintenance Agreement (HOA & CDD).....Page 7
- L. New Business
 - 1. Discussion Regarding Pressure Cleaning of Perimeter Wall.....Page 8
- M. Administrative & Operational Matters
- N. Board Members & Staff Closing Comments
- O. Adjourn

NOTICE OF REGULAR
BOARD MEETING OF THE
HILLCREST COMMUNITY
DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Hillcrest Community Development District (the "District") will hold a Regular Board Meeting (the "Meeting") of its Board of Supervisors (the "Board") on June 17, 2021, at 8:30 a.m. in the Oaktree by Pulte Homes Sales Office located at 2325 Rollingwood Court, Oakland Park, Florida 33309. The Meeting is being held for the necessary public purpose of considering any District business which may lawfully and properly come before the Board. At such time the Board is so authorized and may consider any business that may properly come before it.

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or nnguyen@sdsinc.org (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. 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), for aid in contacting the District Manager's Office. Anyone requiring assistance in order to participate in this Meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
www.hillcrestcdd.org
6/8 21-79/0000534007B

May 31, 2021

Board of Supervisors
Hillcrest Community Development District and
Gulfstream Polo Community Development District and
C/o Special District Services, Inc., District Manager
201A Burns Road
Palm Beach Gardens, FL 33410

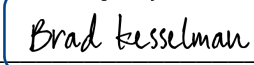
RE: Resignation

Dear Board of Supervisors,

Please be advised that I am resigning my position as Board Member and Officer on the Board of Supervisors of the **Hillcrest Community Development District and Gulfstream Polo Community Development District** effective May 31, 2021.

It has been a pleasure serving as a Board Member.

Sincerely,

DocuSigned by:

2BE3E7D0FFE9494...
Bradley Kesselman

**HILLCREST COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 20, 2021**

A. CALL TO ORDER

The Regular Board Meeting of the Hillcrest Community Development District (the “District”) was called to order at 2:05 p.m. at the Parkview at Hillcrest – Clubhouse Community Room located at 4600 Hillcrest Drive, Hollywood, Florida 33021.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Broward Daily Business Review* on April 30, 2021, and May 7, 2021, *as legally required*.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman David Kanarek, Vice Chairman Daniel Lemus, and Supervisor Patrick Gonzalez constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Nancy Nguyen of Special District Services, Inc.; and District Counsel Jonathan Johnson of Hopping Green & Sams, P.A. (via phone).

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. February 18, 2021, Regular Board Meeting

Ms. Nguyen presented the minutes of the February 18, 2021, Regular Board Meeting and asked if there were any corrections and/or revisions. There being none, a **motion** was made by Mr. Gonzalez, seconded by Mr. Kanarek and passed unanimously approving the February 18, 2021, Regular Board Meeting minutes, *as presented*.

NOTE: *At approximately 2:06 p.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.*

G. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Broward Daily Business Review* on April 30, 2021, and May 7, 2021, *as legally required*.

2. Receive Public Comment on Fiscal Year 2021/2022 Final Budget

Ms. Nguyen opened the public comment portion of the public hearing to receive comments on the Fiscal Year 2021/2022 Final Budget. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2021-02 – Appropriations Resolution Fiscal Year 2021/2022

Ms. Nguyen presented Resolution No. 2021-02, entitled:

RESOLUTION 2021-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen stated that the document provides for approving and adopting the fiscal year 2021/2022 final budget. A discussion ensued after which:

A **motion** was made by Mr. Gonzalez, seconded by Mr. Kanarek and unanimously passed to approve and adopt Resolution No. 2021-02, *as presented*; thereby setting the 2021/2022 final budget.

4. Consider Resolution No. 2021-03 – Assessment Resolution/Tax Roll Fiscal Year 2021/2022

Ms. Nguyen presented Resolution No. 2021-03, entitled:

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen stated that the document provides for approving and adopting the fiscal year 2021/2022 non-ad valorem special assessment tax roll. A discussion ensued after which:

A **motion** was made by Mr. Gonzalez, seconded by Mr. Lemus and unanimously passed to approve and adopt Resolution No. 2021-03, *as presented*; thereby setting the 2021/2022 non-ad valorem special assessment tax roll.

NOTE: At approximately 2:07 p.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

I. NEW BUSINESS

1. Discussion Regarding Maintenance Agreement (HOA & CDD)

Ms. Nguyen stated that at the request of Mr. Kanarek, District Counsel prepared a Maintenance Agreement (the “Agreement”) between the District and Parkview at Hillcrest Homeowners’ Association, Inc. (the “HOA”). She further explained that the Agreement was being reviewed by Mr. Kanarek and should be finalized by the next scheduled meeting.

Mr. Kanarek explained that he would like the District to pressure clean the perimeter wall prior to conveying the management and maintenance of the perimeter wall to the HOA. Ms. Nguyen acknowledged Mr. Kanarek’s request and stated that she would present pressure cleaning proposals to the Board for consideration at the next scheduled meeting.

2. Consider Resolution No. 2021-04 – Adopting a Fiscal Year 2021/2022 Meeting Schedule

Ms. Nguyen presented Resolution No. 2021-04, entitled:

RESOLUTION NO. 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Mr. Gonzalez, seconded by Mr. Kanarek and unanimously passed to approve and adopt Resolution No. 2021-04, *as presented*; thereby setting the 2021/2022 regular meeting schedule and authorizing the publication of the annual meeting schedule, *as required by law*.

3. Consider Resolution No. 2021-05 – Announcement of Landowners’ Meeting

Ms. Nguyen presented Resolution No. 2021-05, entitled:

RESOLUTION NO. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR THE LANDOWNERS’ MEETING AND PUBLIC NOTICE THEREOF FOR THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT’S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen gave an explanation for the resolution and also provided the Election Procedures, proxy forms and sample ballots. Furthermore, Ms. Nguyen stated that the terms of office for Seats 1 (Andrew

Maxey), 2 (Patrick Gonzalez) and 5 (Bradley Kesselman) were expiring in November 2021. A discussion ensued after which:

A **motion** was made by Mr. Gonzalez, seconded by Mr. Kanarek and passed unanimously to approve and adopt Resolution No. 2021-05; thereby, setting the Landowners' Meeting for November 18, 2021, at 2:00 p.m. at the Parkview at Hillcrest – Clubhouse Community Room located at 4600 Hillcrest Drive, Hollywood, Florida 33021; and authorizes publication of the Landowners' Meeting, *as required by law*.

J. ADMINISTRATIVE MATTERS

1. Statement of Financial Interests/Disclosure 2020 Form 1 – Filing Deadline: July 1, 2021

The Board was reminded of the importance of completing and mailing to the Supervisor of Elections within the County of residency their individual 2020 Statement of Financial Interests Form 1 (the "Form"). The deadline for submittal is July 1, 2021. Ms. Nguyen advised that she would e-mail the Board a copy of the Form along with instructions on how to complete it.

K. BOARD MEMBER COMMENTS

Ms. Nguyen stated, per the Board's request, the June 17, 2021, meeting location and time will be changed in order to facilitate the Board's attendance. Ms. Nguyen will inform the Board of the location and time once she has received that information from Mr. Kanarek.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Kanarek, seconded by Mr. Lemus and passed unanimously to adjourn the meeting at 2:19 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

DISCUSSION REGARDING
MAINTENANCE AGREEMENT (HOA & CDD)

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

DISCUSSION REGARDING
PRESSURE CLEANING OF PERIMETER WALL

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**