



**HILLCREST
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
FINAL LANDOWNERS' MEETING
& REGULAR BOARD MEETING
NOVEMBER 20, 2024
8:30 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.hillcrestcdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Parkview at Hillcrest Clubhouse
4500 Hillcrest Drive
Hollywood, Florida 33021
FINAL LANDOWNERS' MEETING
November 20, 2024
8:30 A.M.

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- C. Establish Quorum
- D. Consider Adoption of Election Procedures.....Page 2
- E. Election of Chair for Landowners' Meeting
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- I. Certification of the Results
- J. Landowners' Closing Comments
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HILLCREST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FINAL LANDOWNERS' MEETING & REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN to all Landowners within the Hillcrest Community Development District (the "District") located within the City of Hollywood in Broward County, Florida, advising of a Final Landowners' Meeting and Regular Board Meeting at **8:30 a.m.**, or as soon thereafter as can be heard, on **November 20, 2024**, in the Parkview at Hillcrest Clubhouse – Community Room located at 4500 Hillcrest Drive, Hollywood, Florida 33021.

The primary purpose of the Final Landowners' Meeting is to elect one (1) Supervisor to the Board of Supervisors (the "Board") of the District. Each Landowner may vote in person or by written Proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 or by email at nnguyen@sdsinc.org. Landowners or their designated Proxy shall be entitled to cast one vote per acre or fraction of an acre thereof per acre owned and located within the District.

Immediately following the Final Landowners' Meeting there will be convened a Regular Meeting of the Board. The purpose of the Regular Board Meeting is to consider any other District business that may lawfully and properly come before the Board. Copies of the Agendas for these referenced meetings may be obtained from the District's website (www.hillcrestcdd.org) or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of these meetings.

The meetings are open to the public and are conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued as found necessary to a date, time and place specified on the record. Also, there may be occasions when Staff and/or Supervisors may participate by speaker telephone.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of these particular meetings.

Meetings may be cancelled from time to time without advertised notice.

HILLCREST COMMUNITY DEVELOPMENT DISTRICT

www.hillcrestcdd.org

PUBLISH: SUN SENTINEL 10/24/24 & 10/31/24



SPECIAL DISTRICT (CDD) ELECTION PROCEDURES

1. Landowners' Meeting

In accordance with the provisions of Chapter 190, Florida Statutes, it is required that an initial meeting of the Landowners of the District be held within ninety (90) days following the effective date of the rule or ordinance establishing the District and thereafter every two years during the month of November for the purpose of electing Supervisors. The second election by landowners shall be held on the first Tuesday in November; thereafter, there shall be an election of supervisors every two years in November on a date established by the Board of Supervisors. The assembled Landowners shall organize by electing a Chairperson, who shall preside over the meeting; and a Secretary shall also be elected for recording purposes.

2. Establishment of Quorum

Any Landowner(s) present or voting by proxy shall constitute a quorum at the meeting of the Landowners.

3. Nomination of Candidates

At the meeting, the Chairperson shall call for nominations from the floor for Candidates for the Board of Supervisors. When there are no further nominations, the Chairperson shall close the floor for nominations. The names of each Candidate and the spelling of their names shall be announced. Nominees need not be present to be nominated.

4. Voting

Each Landowner shall be entitled to cast one vote for each acre (or lot parcel), or any fraction thereof, of land owned by him or her in the District, for each open position on the Board. (For example, if there are three positions open, an owner of one acre or less (or one lot parcel) may cast one vote for each of the three positions. An owner of two acres (or two lot parcels) may cast two votes for each of the three positions.) Each Landowner shall be entitled to vote either in person or by a representative present with a lawful written proxy.

5. Registration for Casting Ballots

The registration process for the casting of ballots by Landowners or their representatives holding their proxies shall be as follows:

- a) At the Landowners' Meeting and prior to the commencement of the first casting of ballots for a Board of Supervisor position, each Landowner, or their representative if proxies are being submitted in lieu thereof, shall be directed to register their attendance and the total number of votes by acreage (or lot parcels) to which each claims to be entitled, with the elected Secretary of the meeting or the District's Manager.

- b) At such registration, each Landowner, or their representative with a lawful proxy, shall be provided a numbered ballot for the Board of Supervisor position(s) open for election. A District representative will mark on the ballot the number of votes that such Landowner, or their representative, is registered to cast for each Board of Supervisor position open for election.
- c) All Landowner proxies shall be collected at the time of registration and retained with the Official Records of the District for subsequent certification or verification, if required.

6. Casting of Ballots

Registration and the issuance of ballots shall cease once the Chairperson calls for the commencement of the casting of ballots for the election of a Board of Supervisor and thereafter no additional ballots shall be issued.

The Chairperson will declare that the Landowners, or their representatives, be requested to cast their ballots for the Board of Supervisor(s). Once the ballots have been cast, the Chairperson will call for a collection of the ballots.

7. Counting of Ballots

Following the collection of ballots, the Secretary or District Manager shall be responsible for the tabulation of ballots in order to determine the total number of votes cast for each candidate that is seeking election.

At the second and subsequent landowner elections*, the two candidates receiving the highest number of votes will be declared by the Chairperson as elected to the Board of Supervisors for four-year terms. The candidate receiving the next highest number of votes will fill the remaining open position on the Board of Supervisors for a two-year term, as declared by the Chairperson.

* At the final landowner election (*after the 6th or 10th year*), the candidate receiving the highest number of votes will be elected to the Board of Supervisors for a four-year term (two supervisors are elected by General Election).

8. Contesting of Election Results

Following the election and announcement of the votes, the Chairperson shall ask the Landowners present, or those representatives holding proxies for Landowners, whether they wish to contest the election results. If no contests are received, said election results shall thereupon be certified.

If there is a contest, the contest must be addressed to the Chairperson and thereupon the individual casting a ballot that is being contested will be required to provide proof of ownership of the acreage for which they voted at the election within five (5) business days of the Landowners' Meeting. The proof of ownership shall be submitted to the District Manager who will thereupon consult with the District's General Counsel and together they will review the material provided and will determine the legality of the contested ballot(s). Once the contests are resolved, the Chairperson shall reconvene the Landowners' Meeting and thereupon certify the election results.

9. Recessing of Annual Landowners' Meeting

In the event there is a contest of a ballot or of the election, the Landowners' Meeting shall be recessed to a future time, date and location, at which time the election findings on the contest shall be reported in accordance with the procedure above and the newly elected Supervisor(s) shall thereupon take their Oath of Office.

10. Miscellaneous Provisions

- a) Each Landowner shall only be entitled to vote in person or by means of a representative attending in person and holding a lawful written proxy in order to cast said Landowner's votes.
- b) Proxies will not require that proof of acreage (or lot parcel) ownership be attached. Rather, proof of ownership must be provided timely by the holder of the proxy, if the proxy is contested in accordance with the procedure above.

**HILLCREST COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING
NOVEMBER 18, 2021**

Note: Due to Meeting Room scheduling conflicts, the Hillcrest Community Development District (the "District") Landowners' Meeting was moved to the Parkview at Hillcrest Clubhouse Activities' Room located at 4600 Hillcrest Drive, Hollywood, Florida 33021.

A. CALL TO ORDER

District Manager Nancy Nguyen called the Hillcrest Community Development District (the "District") Landowner's Meeting to order at 2:12 p.m. in the Parkview at Hillcrest Clubhouse Activities' Room (*see note above*) located at 4600 Hillcrest Drive, Hollywood, Florida 33021.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Landowners' Meeting had been published in the ***Broward Daily Business Review*** on October 27, 2021, and November 3, 2021, *as legally required*.

C. ESTABLISH A QUORUM

Ms. Nguyen requested that the landowners of property within the District identify themselves and register the number of acres/lots they own and/or represent by proxy. A sign-in sheet was provided. Ms. Nguyen stated that the attendance of *Proxy Holder* David Kanarek, who was representing Pulte Homes Company, LLC, constituted a quorum and it was in order to proceed.

Also in attendance were: Nancy Nguyen of Special District Services, Inc.; Jonathan Johnson of Kutak Rock, LLP (via speaker phone); and Daniel Lemus and Jamaine Lemon of Pulte Homes Company, LLC.

D. CONSIDER ADOPTION OF ELECTION PROCEDURES

Ms. Nguyen presented the Election Procedures and stated that it would be in order to review and approve same. There being no comments or changes, the *Proxy Holder* approved the Election Procedures, *as presented*.

E. ELECTION OF CHAIRPERSON FOR LANDOWNERS' MEETING

Ms. Nguyen stated that it would be in order to elect a Chairperson for the Landowners' Meeting. The Proxy Holder elected Ms. Nguyen to serve as Chairperson for the Landowners' Meeting.

F. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

Ms. Nguyen stated that it would be in order to elect a Secretary for the Landowners' Meeting for the purpose of conducting and recording the events of the Landowners' Meeting. Mr. Kanarek elected Ms. Nguyen to serve as Secretary for the Landowners' Meeting. Ms. Nguyen accepted the position of Secretary for the Landowners' Meeting.

G. APPROVAL OF MINUTES

1. November 5, 2019, Second Landowners' Meeting Minutes

Ms. Nguyen presented the minutes of the November 5, 2019, Second Landowners' Meeting and asked the Proxy Holder if there were any corrections and/or revisions. There being none, the Proxy Holder, on behalf of Pulte Homes Company, LLC, approved the November 5, 2019, Second Landowners' Meeting Minutes, *as presented*.

H. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

Ms. Nguyen stated that there were **2 Lots/Units (2 Voting Units)** being represented/assigned by Mr. Kanarek, the attending *Proxy Holder* on behalf of Pulte Homes Company, LLC, the primary landowner and developer in the District.

2. Nomination of Candidates

Ms. Nguyen stated that the terms of office of Supervisors Andrew Maxey, Patrick Gonzalez and Jamaine Lemon were expiring and that it would be in order to nominate candidates to fill the three (3) expiring terms of office. Mr. Kanarek nominated the following persons for election to the Board of Supervisors of the District:

Andrew Maxey
Patrick Gonzalez
Jamaine Lemon

Ms. Nguyen asked if there were any other nominations from the floor. There being no further nominations from the floor, Ms. Nguyen closed the nomination portion of the Landowners' Meeting.

3. Casting of Ballots

Mr. Kanarek was requested to cast votes for the following slate of nominees: **Andrew Maxey, Patrick Gonzalez and Jamaine Lemon**. Ms. Nguyen stated that the two (2) candidates receiving the highest number of votes would serve four-year terms of office, expiring in November 2025; and the remaining candidate receiving the next highest number of votes would serve a two-year term of office, expiring in November 2023.

4. Ballot Tabulations

Ms. Nguyen announced the following election results:

Andrew Maxey received **2** Votes
Jamaine Lemon received **2** Votes
Patrick Gonzalez received **1** Vote

Ms. Nguyen then stated that **Mr. Maxey** and **Mr. Lemon** would each serve four (4) year terms, which would expire in November 2025; and **Mr. Gonzalez** would serve a two (2) year term of office, which will expire in November 2023.

5. Certification of Results

Ms. Nguyen asked Mr. Kanarek if there were any objections to the election results or to the procedures followed. There being no objections, Ms. Nguyen declared the election results complete, final and certified.

I. LANDOWNERS' COMMENTS

There were no additional comments.

J. ADJOURNMENT

There being no further business to conduct, the Landowners' Meeting was adjourned by the presiding Chairperson, Nancy Nguyen, at approximately 2:17 p.m. There were no objections.

ATTESTED BY:

Chairperson

Secretary

LANDOWNER PROXY

**HILLCREST COMMUNITY DEVELOPMENT DISTRICT
FINAL LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Hillcrest Community Development District** to be held on November 20, 2024 at 8:30 a.m. in the Parkview at Hillcrest Clubhouse – Community Room located at 4500 Hillcrest Drive, Hollywood, Florida 33021, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Legal Owner/Entity

Signature of Legal Owner (and/or Authorized Representative)

Date

Parcel(s) Description(s)*{Folio Number(s)}

of Units/Acres

*Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2)(b), *Florida Statutes* (2024), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

OFFICIAL BALLOT

BALLOT # _____

**HILLCREST
COMMUNITY DEVELOPMENT DISTRICT
FINAL LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISOR

NOVEMBER 20, 2024

The undersigned certifies that he/she is the owner (____) or duly authorized **representative of lawful proxy of an owner** (____) of land in the **Hillcrest Community Development District**, constituting _____ Acre(s)/Lot(s)/Unit(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate

Number of Votes

{The candidate receiving the highest number of votes shall be elected for a four (4) year term of office.}

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

AGENDA
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Parkview at Hillcrest Clubhouse
4500 Hillcrest Drive
Hollywood, Florida 33021
REGULAR BOARD MEETING
November 20, 2024
8:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 11
- C. Seat New Board Members (Final Landowner Seat 4, and General Election Seats 2 & 3)
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish a Quorum
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Introduction to Hillcrest Community Development District.....Page 12
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
 - 1. July 18, 2024 Regular Board Meeting & Public Hearing.....Page 13
- K. Old Business
 - 1. Staff Report, as Required
- L. New Business
 - 1. Consider Resolution No. 2024-07 – Adopting a FY 2023/2024 Amended Budget.....Page 19
 - 2. Discussion Regarding Perimeter Wall Lighting (Washington Street & S 42nd Avenue).....Page 24
- M. Administrative & Operational Matters
- N. Board Members & Staff Closing Comments
- O. Adjourn

**HILLCREST COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR
MEETING SCHEDULE.**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Hillcrest Community Development District (the "District") will hold Regular Meetings at 8:30 a.m. at the Parkview at Hillcrest Clubhouse Community Room located at 4500 Hillcrest Drive, Hollywood, Florida 33021 on the following dates:

October 24, 2024
November 20, 2024
January 16, 2025
March 20, 2025
May 15, 2025
July 17, 2025
September 18, 2025

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

HILLCREST community development
district

www.hillcrestcdd.org

PUBLISH: SUN SENTINEL 10/10/24
10/10/24 7708024

HILLCREST COMMUNITY DEVELOPMENT DISTRICT INTRODUCTION

The Hillcrest Community Development District (the “District”) is a local unit of special-purpose government of the State of Florida organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended and supplemented (the “Act”). The District was created by Ordinance No. 2017-11, duly enacted by the City Commission of the City of Hollywood, Florida on August 30, 2017. The District is governed by a five-member Board of Supervisors elected by landowners within the District or who are qualified electors (registered voters living within the boundaries of the District) elected during the general election process by qualified electors of the District.

The District was created for the purpose of delivering specialized services and facilities described in the Act. The Act authorizes the District to issue bonds for the purpose, among others, of financing, refinancing, funding, planning, establishing, acquiring, construction and reconstruction, enlarging or extending and equipping basic public infrastructure projects within the boundaries of the District, all as provided in the Act. The District land consists of approximately 169 acres, located within the City of Hollywood in Broward County, Florida, comprising 368 townhomes and 277 single-family homes for a total of 645 residential dwelling units. The District may impose and levy assessments on the property to pay off bonds issued for capital improvements.

The District assessment on your tax bill is comprised of three (3) components, which are debt, administrative, and maintenance. The debt portion of the assessment is the payment of bonds that were issued in 2018 at an original par amount of \$9,805,000 with an interest rate of 3.625% - 5.000% (the “Series 2018 Bonds”), to finance the installation and construction costs of the public infrastructure within the District. The Series 2018 Bonds mature in November 2048, and after the Series 2018 Bonds mature, the debt portion of the assessment will no longer apply on your assessment; however, the administrative and maintenance portions will still be part of your assessment.

The public infrastructure installed and constructed with the bond funds consists of a storm water management system that consists of a network of lakes, concrete curb, and gutter along roadways, storm inlets, and pipes, a water distribution system, a sanitary sewer collection and transmission system, a sound barrier wall (located at the intersection of Washington Street and S 42nd Avenue), and offsite roadway improvements.

Once construction was completed by the developer, the ownership and maintenance of the infrastructure was either dedicated to a separate local government or it was dedicated to the District. The water distribution system and sanitary sewer collection system were dedicated to the City of Hollywood Utilities Department, and the storm water management system and sound barrier wall were dedicated to the District.

**HILLCREST COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JULY 18, 2024**

A. CALL TO ORDER

The Regular Board Meeting of the Hillcrest Community Development District (the “District”) was called to order at 8:30 a.m. in the Oak Tree Community Meeting Center, located at 2310 Unity Park Road, Oakland Park, Florida 33309.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Sun Sentinel* on June 28, 2024, and July 5, 2024, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairman David Kanarek, and Supervisors Jamaine Lemon and Andrew Maxey constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc. and District Counsel Jonathan Johnson (via conference call) of Kutak Rock LLP.

Also in attendance were: Abbey Kessman, Hollywood, Florida and Jessi Demi Ortega (Parkview at Hillcrest HOA Manager) of Castle Group.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

Ms. Nguyen reminded the Board of Supervisors (the “Board”) that there is currently a vacancy in Seat 3, which term expires in November 2024. She asked if any members of the Board would like to appoint a qualified person to the vacant seat.

A **motion** was made by Mr. Kanarek, seconded by Mr. Lemon and unanimously passed appointing Ms. Abbey Kessman (qualified person) to the unexpired 4-year term of office in Seat 3 and such term of office will expire in November 2024.

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Ms. Kessman. Ms. Nguyen stated that following the meeting, she will review the duties and responsibilities as a Board member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2023 Form 1 must be completed electronically through the Florida Commission on Ethics Electronic Financial Disclosure Management System within thirty (30) days of appointment), and the Code of Ethics for Public Officials with Ms. Kessman.

Ms. Nguyen recommended that re-election of the District’s Officers take place, as a result of the changes to the Board of the District. She provided the following slate of names for election:

- Chairperson – David Kanarek

- Vice Chairperson – Andrew Maxey
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Jamaine Lemon, Patrick Gonzalez, Abbey Kessman, Armando Silva and Gloria Perez

A **motion** was made by Ms. Kessman, seconded by Mr. Kanarek and passed unanimously to *elect* the District's Officers, as listed above.

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. March 21, 2024, Regular Board Meeting

Ms. Nguyen presented the minutes of the March 21, 2024, Regular Board Meeting and asked if there were any corrections and/or revisions. There being none, a **motion** was made by Mr. Maxey, seconded by Mr. Kanarek and passed with Ms. Kessman absenting, approving the March 21, 2024, Regular Board Meeting minutes, as presented.

NOTE: At approximately 8:35 a.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 *Sun Sentinel* on June 28, 2024, and July 5, 2024, as legally required.

2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the 2024/2025 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2024-02 - Appropriations Resolution Fiscal Year 2024/2025

Ms. Nguyen presented resolution No. 2024-02, entitled:

RESOLUTION 2024-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record and stated that the document provides for approving and adopting the fiscal year 2024/2025 final budget. Ms. Nguyen explained that there may be reallocations

between the budget line items, but the budget cannot be increased. Mr. Kanarek asked Ms. Nguyen if she recommends any changes. Ms. Nguyen stated that the allocated amounts for each budget line item were extensively reviewed during the proposed budget adoption, and she does not believe any changes are required. A discussion ensued after which:

A **motion** was made by Mr. Kanarek, seconded by Mr. Maxey and unanimously passed to approve and adopt Resolution No. 2024-02, *as presented*, and thereby setting the 2024/2025 final budget.

4. Consider Resolution No. 2024-03 – Assessment Resolution/Tax Roll Fiscal Year 2024/2025

Ms. Nguyen presented Resolution No. 2024-03, entitled:

RESOLUTION 2024-03

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 2024/2025; 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 read the title into the record and stated that the document provides for approving and adopting the fiscal year 2024/2025 non-ad valorem special assessment tax roll.

A **motion** was made by Mr. Kanarek, seconded by Mr. Maxey and unanimously passed to approve and adopt Resolution No. 2024-03, *as presented*; thereby setting the 2024/2025 non-ad valorem special assessment tax roll.

NOTE: At approximately 8:41 a.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. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Meeting Schedule

Ms. Nguyen presented Resolution No. 2024-04, entitled:

RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 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. Maxey, seconded by Mr. Kanarek and unanimously passed to approve and adopt Resolution No. 2024-04, *as amended* (change the November 21, 2024 meeting date to November 20, 2024); thereby setting the 2024/2025 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

2. Consider Resolution No. 2024-05 – Calling for a Final Landowners’ Meeting

Ms. Nguyen presented Resolution No. 2024-05, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR A FINAL 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 provided the Election Procedures, proxy form and sample ballot. Furthermore, Ms. Nguyen stated that the term of office for Seat 3 (currently held by David Kanarek) is expiring in November 2024. A discussion ensued after which:

A **motion** was made by Mr. Lemon, seconded by Ms. Kessman and passed unanimously approving and adopting Resolution No. 2024-05, *as amended* (changing the Final Landowners’ Meeting Date from November 21, 2024, to November 20, 2024); setting the *Final* Landowners’ Meeting for November 20, 2024, at 8:30 a.m. in the Parkview at Hillcrest Clubhouse – Community Room, located at 4500 Hillcrest Drive, Hollywood, Florida 33021; and authorizing publication of the Final Landowners’ Meeting, as required by law.

3. Consider Resolution No. 2024-06 – Adopting Goals and Objectives

Ms. Nguyen presented Resolution No. 2024-06, entitled:

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained that pursuant to HB 7013 and Section 189.0694, which became effective on July 1, 2024, beginning October 1, 2024, special districts shall establish goals and objectives for the District, and create performance measures and standards.

Ms. Nguyen presented Exhibit A to the Resolution and explained the District’s proposed goals, objectives, and performance measures and standards for the District.

A **motion** was made by Mr. Kanarek, seconded by Mr. Maxey and unanimously passed approving and adopting Resolution No. 2024-06, *as presented*; setting the Hillcrest Community Development District's goals, objectives, and performance measures and standards.

I. ADMINISTRATIVE MATTERS

1. 2024 Legislative Update Memorandum (Kutak Rock, LLP)

Ms. Nguyen explained that District Counsel has prepared a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Mr. Johnson provided the Board a brief explanation of the laws that pertain to the District. Mr. Johnson informed the Board that if they have any questions regarding these new laws, they may contact his office, or the District Manager.

2. Update: Broward County Supervisor of Elections 2024 Qualified Candidate Results

Ms. Nguyen reminded the Board that there are two (2) seats whose terms are expiring in November 2024 and will be on the November 5, 2024 general election. Those seats are Seat 2 (currently held by Patrick Gonzalez) and Seat 3 (currently held by Abbey Kessman). Ms. Nguyen stated that Elizabeth Reeser ran unopposed for Seat 2. She further explained that Abbey Kessman and Leonard Bushman both ran for Seat 3. Ms. Nguyen explained that Leonard Bushman is not a qualified person. Ms. Nguyen informed the Board that she spoke with Leonard Bushman on two (2) occasions, and he informed Ms. Nguyen that he will be withdrawing his candidacy. Ms. Nguyen explained that the terms of office for Seat 2 and Seat 3 will commence on the second Tuesday following the general election (November 19, 2024). Ms. Nguyen stated that if Leonard Bushman has not withdrawn his candidacy by the general election, she will request that he provide her proof of District residency prior to November 19, 2024, if he is unable to provide proof of residency, she will announce Abbey Kessman as the qualified person to serve in Seat 3.

3. Reminder: Statement of Financial Interest Electronic Filing 2023 Form 1: Deadline July 1, 2024

Ms. Nguyen announced that all Board Supervisors have completed their 2023 Form 1 electronic filing through the Florida Commission on Ethics Electronic Financial Disclosure Management System (EFDMS).

4. Reminder: Required Ethics Training Memorandum

Ms. Nguyen reminded the Board of their required 4-hour ethics training requirement. Ms. Nguyen explained that the ethics training must be completed by December 31, 2024. She further reminded the Board that all Board Supervisors received an email from her with clickable links to video options that will fulfill their 4-hour ethics training requirement. She further explained that she will send the same to Ms. Kessman.

J. BOARD MEMBER COMMENTS

Ms. Kessman thanked the Board for her appointment. The Board members welcomed Ms. Kessman.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Kanarek, seconded by Mr. Maxey and passed unanimously adjourning the meeting at 8:58 a.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Hillcrest Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted by the Board.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 20th day of November, 2024.

ATTEST:

**HILLCREST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Hillcrest Community Development District

**Amended Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
O & M Assessments	133,897	136,018	136,018
Debt Assessments	662,543	666,704	666,704
Other Revenues	0	0	0
Interest Income	240	14,034	14,034
Total Revenues	\$ 796,680	\$ 816,756	\$ 816,756
EXPENDITURES			
Supervisor Fees	0	0	0
Engineering/Inspections	3,000	1,000	0
Management	37,728	37,728	37,728
Legal	15,000	4,700	2,753
Assessment Roll	5,000	5,000	5,000
Audit Fees	3,900	3,400	3,400
Arbitrage Rebate Fee	650	650	650
Insurance	7,200	7,222	7,222
Legal Advertisements	1,400	1,400	643
Miscellaneous	900	600	29
Postage	300	140	134
Office Supplies	550	225	189
Dues & Subscriptions	175	175	175
Trustee Fees	3,800	3,709	3,709
Continuing Disclosure Fee	500	500	500
Stormwater System Maintenance	16,000	16,000	14,311
Miscellaneous Lake Maintenance	13,000	13,000	0
Perimeter Wall	8,000	8,000	0
Stormwater 20-Year Analysis Report	3,000	3,000	0
Maintenance Contingency	6,000	6,000	925
TOTAL EXPENDITURES	\$ 126,103	\$ 112,449	\$ 77,368
Excess/ (Shortfall)	\$ 670,577	\$ 704,307	\$ 739,388
Bond Payments	(622,790)	(635,524)	(635,524)
Balance	\$ 47,787	\$ 68,783	\$ 103,864
County Appraiser & Tax Collector Fee	(15,929)	(2,138)	(2,138)
Discounts For Early Payments	(31,858)	(30,398)	(30,398)
Net Excess/ (Shortfall)	\$ -	\$ 36,247	\$ 71,328

OPERATING FUND BALANCE AS OF 09/30/23
FY 2023/2024 ACTIVITY
RESERVE FUNDS BALANCE AS OF 9/30/24
OPERATING FUND BALANCE AS OF 9/30/24

\$134,828
\$36,247
\$40,000
\$131,075

Notes

Reserve Balances Include Stormwater Maintenance (\$16,000), Stormwater Analysis (\$3,000), Lake Maintenance (\$13,000) & Perimeter Wall (\$8,000) Reserves. Reserve Balances As Of 9/30/2024 total \$40,000 - Reserve Balances To Be Adjusted In October 2024.

AMENDED FINAL BUDGET
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income	100	40,740	40,740
NAV Assessment Collection	622,790	635,524	635,524
Total Revenues	\$ 622,890	\$ 676,264	\$ 676,264
EXPENDITURES			
Principal Payments	200,000	195,000	195,000
Interest Payments	418,775	422,310	422,310
Bond Redemption	4,115	0	0
Total Expenditures	\$ 622,890	\$ 617,310	\$ 617,310
Excess/ (Shortfall)	\$ -	\$ 58,954	\$ 58,954

FUND BALANCE AS OF 9/30/23	\$818,266
FY 2023/2024 ACTIVITY	\$58,954
FUND BALANCE AS OF 9/30/24	\$877,220

Notes

Reserve Fund Balance = \$341,668*. Revenue Fund Balance = \$535,552*

Revenue Fund Balance To Be Used To Make 11/1/2024 Principal & Interest Payment Of \$409,388 -
Principal Payment Of \$200,000 & Interest Payment Of \$209,388.

* Approximate Amounts

Series 2018 Bond Information

Original Par Amount =	\$9,805,000	Annual Principal Payments Due:
Interest Rate =	3.625% - 5.0%	November 1st
Issue Date =	January 2018	Annual Interest Payments Due:
Maturity Date =	November 2048	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$8,895,000	

Worldwide Distributors Inc. dba Elighting
12130 SW 114th Pl
Miami, FL 33176-4473 USA
+13059698754
info@elighting.org
<https://worldwidedistributors.co/>



ADDRESS

Nancy Nguyen
Hillcrest Community Development
District
Hillcrest CDD
c/o SDS, INC.
2501A Burns Road
Palm Beach Gardens, FL 33410

SHIP TO

Nancy Nguyen
Hillcrest Community Development
District
Parkview at Hillcrest
4153 Mahogany Lane
Hollywood, FL 33021

Estimate 10767

DATE 10/28/2024

DESCRIPTION		AMOUNT
RE: Parkview at Hillcrest		13,500.00
Bore approx 450 (ft) with 1-3/4" PVC sch 40, 24" deep		
Included:		
- Setup and tear down of bore equipment.		
- Sweep ends of conduit against footer.		
- Have the area marked by Sunshine 811		
- will not be responsible for any underground utilities that are private.		
Not included:		
- Permit and processing.		
- If permit needed the price will be added to the deposit.		
(Engineer drawing, permit fee and permit processing).		
By signing this proposal you agree to this disclosure and take full responsibility:		
- Not responsible for any damages caused by removal or installation of any poles.		
This includes pavement, brick pavers, landscaping, concrete, irrigation, drainage,		
underground wiring or any other type of material.		
LANDSCAPE LIGHTING:	54	12,150.00
- Run Conduit and Cable		
- Add (2) new Outlets with Bubble cover		
- Install (1) Transformer, connectors etc		
- Installation (54) Bentley Well Light w. MR16		
LABOR AND MATERIALS		
TOTAL		\$25,650.00

Accepted By

Accepted Date

Type:

Model:

BENTLEY Adjustable Gimbal Well Light Fixture

ORDERING CODE:

490063

SPECIFICATIONS

HOUSING:

Cast brass faceplate. (Opens with 3 mm hex key.) Composite body. Aluminum gimbal.

FINISH:

Weathered brass. Custom powder coated colors available.

SOCKET/LAMP HOLDER:

One ceramic GU5.3 bi-pin socket with stainless steel retaining springs, on an adjustable gimbal, accepts MR16 lamps with G4 or GY6.35 bases.

LENS:

Flat tempered glass.

LAMP TYPE:

12V MR16. LED recommended. Halogen 30W maximum or 7W LED maximum.

MOUNTING:

Installs in-grade.

WIRING:

Pre-wired with 5' pigtail of 18/2 cable.

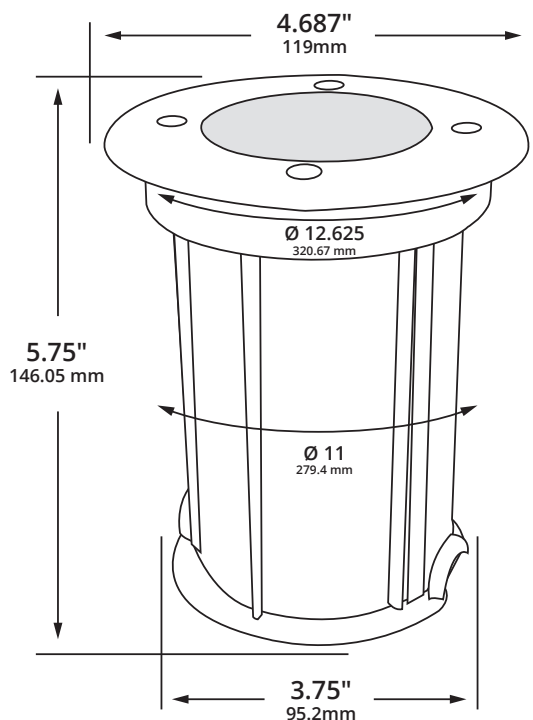
WARRANTY:

Lifetime



The Bentley well light has an easily adjustable gimbal mechanism that allows precise aiming of the lamp for angled uplighting. Cast brass faceplate with a gasketed heavy-duty composite body. Perfect for spotlighting signs and statuary, as well as for dramatic effects of tree shadows projected against walls.

DIMENSIONS:



M5 hex screw. Use 3 mm hex key for installation.

Gimbal detail



Type:

Model:

300W STAINLESS SMALL BOX TRANSFORMER

ORDERING CODE:

490542

SPECIFICATIONS

OUTPUT:

300W, 25A. Taps for 12V, 13V, 14V, 15V. One common tap.

INPUT:

120V, 60Hz, 2.5A

HOUSING:

Stainless steel housing and removable hinged swinging door with lockable latch. Pre-punched bottom and side panels.

FEATURES:

DIN rail, photocell receptacle, timer plug, primary amp loop, 25A breaker, heavy-duty grounded 5-foot power cord. Suitable for interior or exterior use.

AGENCY LISTINGS:

ETL approved. Conforms to ANSI/UL 1838.

WARRANTY:

Lifetime.

ORDERING INFORMATION:

To order a transformer with an option, select the appropriate choice from each column as in the following example:

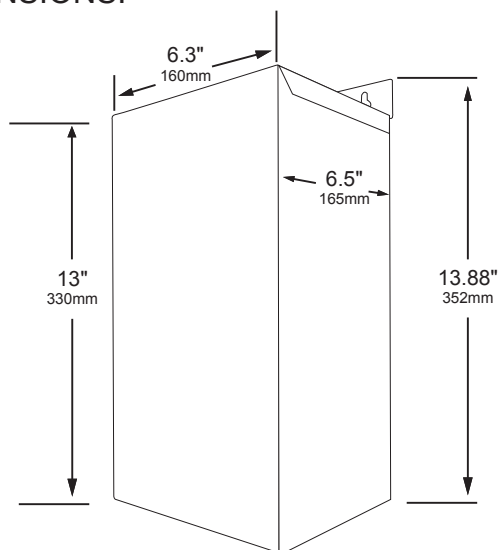
EXAMPLE: 490542-DT200LT



TRANSFORMERS	OPTIONS	
490542	TIMER	PHOTOCELL
	DT200LT (internal astronomic timer)	PPC8



DIMENSIONS:





For illustrative purposes only.



For illustrative purposes only.



For illustrative purposes only.





For illustrative purposes only.



For illustrative purposes only.