

**MINUTES OF MEETING  
SPRINGSIDE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Springside Community Development District held a Public Hearing and Regular Meeting on May 8, 2025 at 3:00 p.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

**Present:**

Deborah Ricciardi	Chair
Debbie Grubbs	Vice Chair
Tammi Jo Fernandez	Assistant Secretary

**Also present:**

Cindy Cerbone	District Manager
Chris Conti	Wrathell Hunt and Associates LLC
Mike Eckert (via telephone)	District Counsel
Kubra Metin (via telephone)	Kutak Rock LLP

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 3:00 p.m.

Supervisors Ricciardi, Grubbs and Fernandez were present. Two seats were vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Appointment to Fill Unexpired Term of  
Seat 4; Term Expires November 2026**

This item was deferred.

- **Administration of Oath of Office (the following to be provided under separate cover)**
  - A. **Required Ethics Training and Disclosure Filing**
    - **Sample Form 1 2023/Instructions**
  - B. **Board Membership, Obligations and Responsibilities**

- C. **Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-37, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-37.

Ms. Ricciardi nominated the following:

Deborah Ricciardi	Chair
Debbie Grubbs	Vice Chair
Tammi Jo Fernandez	Assistant Secretary
Chris Conti	Assistant Secretary

No other nominations were made.

The following prior appointments to the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

**On MOTION by Ms. Ricciardi and seconded by Ms. Fernandez, with all in favor, Resolution 2025-37, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-38, Ratifying the Actions of the District Manager in Redesignating the Location of the Public Hearing on the Proposed Budget for Fiscal Year 2024/2025; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-38.

**On MOTION by Ms. Fernandez and seconded by Ms. Grubbs, with all in favor, Resolution 2025-38, Ratifying the Actions of the District Manager in Redesignating the Location of the Public Hearing on the Proposed Budget for Fiscal Year 2024/2025; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

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

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-39, 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. Cerbone presented Resolution 2025-39. She reviewed the proposed Fiscal Year 2025 budget line items. This is a Landowner-contribution budget with expenses funded as they are incurred.

**On MOTION by Ms. Grubbs and seconded by Ms. Fernandez, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Ms. Fernandez and seconded by Ms. Ricciardi, with all in favor, the Public Hearing was closed.**

**On MOTION by Ms. Ricciardi and seconded by Ms. Fernandez, with all in favor, Resolution 2025-39, 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, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-40, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-40. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

Discussion ensued regarding eventual bond issuance and what improvements are eligible to be paid for using bond proceeds.

**On MOTION by Ms. Grubbs and seconded by Ms. Ricciardi, with all in favor, Resolution 2025-40, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 19, 2025 at 2:00 p.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

This item was deferred.

**TENTH ORDER OF BUSINESS**

**Consideration of Hernando County Property Appraiser Interlocal Uniform Collection Agreement**

Ms. Cerbone presented the Hernando County Property Appraiser Interlocal Uniform Collection Agreement. This enables the CDD to utilize the services of the Property Appraiser.

**On MOTION by Ms. Fernandez and seconded by Ms. Grubbs, with all in favor, the Hernando County Property Appraiser Interlocal Uniform Collection Agreement, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-41, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

This item was deferred to the next meeting.

**TWELFTH ORDER OF BUSINESS**

**Ratification of Hernando County Tax Collector Interlocal Uniform Collection Agreement**

Ms. Cerbone presented the Hernando County Tax Collector Interlocal Uniform Collection Agreement. This will enable the CDD to utilize the services of the Tax Collector once assessments go on roll and are placed on the property tax bills.

**On MOTION by Ms. Ricciardi and seconded by Ms. Fernandez, with all in favor, the Hernando County Tax Collector Interlocal Uniform Collection Agreement, was ratified.**

**THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2025**

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2025.

**On MOTION by Ms. Fernandez and seconded by Ms. Ricciardi, with all in favor, the Unaudited Financial Statements as of March 31, 2025, was accepted.**

**FOURTEENTH ORDER OF BUSINESS**

**Approval of January 9, 2025 Public Hearings and Regular Meeting Minutes**

**On MOTION by Ms. Grubbs and seconded by Ms. Ricciardi, with all in favor, the January 9, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Eckert stated that the Bond Validation Hearing was successful, and the Certificate of No Appeal was received. The CDD is not obligated to issue bonds but the necessary approvals to do so are in place if the CDD decides to issue bonds.

Mr. Eckert stated that none of the proposed bills affecting special districts passed during the recent legislative session.

**B. District Engineer (Interim): Coastal Engineering Associates, Inc.**

There was no report.

**C. District Manager: Wrathell, Hunt and Associates, LLC**

- **0 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

The next meeting will be held on August 19, 2025 at 2:00 p.m.

**SIXTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SEVENTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Grubbs and seconded by Ms. Fernandez, with all in favor, the meeting adjourned at 3:25 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair