

**MINUTES OF MEETING  
HAWTHORNE MILL NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hawthorne Mill North Community Development District held a Regular Meeting on October 8, 2025 at 9:30 a.m., at the City of Davenport Tom Fellows Community Center, 207 North Blvd. West, Davenport, Florida 33837.

**Present:**

|                   |                     |
|-------------------|---------------------|
| Shelley Kaercher  | Chair               |
| John (JC) Nowotny | Vice Chair          |
| Mary Moulton      | Assistant Secretary |

**Also present:**

|                                |  |
|--------------------------------|--|
| Andrew Kantarzhi               | District Manager   |
| Jere Earlywine (via telephone) | District Counsel   |
| Joey Arryo                     | Atmos Living Management                                    |
| Scott Carlson                  | Juniper formerly Landscape Maintenance Professionals (LMP) |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 10:03 a.m.

Supervisors Moulton, Nowotny and Kaercher were present. Supervisors Van Auker and Tyree were absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Proposals in Response to  
RFP for Landscape and Irrigation  
Maintenance Services**

Mr. Kantarzhi stated the nine bid responses were circulated to the Board Members after the bid opening last week. He spoke to Board Members individually about questions they may have and there were no questions.

**A. Respondents**

- I. **Floralawn**
- II. **Juniper**
- III. **BrightView Landscape Services**
- IV. **Prince & Sons, Inc.**
- V. **Dora Landscaping**
- VI. **United Land Services**
- VII. **Duval Landscape Management, LLC**
- VIII. **Your Green Team**
- IX. **Yellowstone Landscape**

**B. Board Discussion and Evaluation/Ranking**

Mr. Kantarzhi asked if the Board wants to individually or jointly evaluate, score and rank the bid responses based on the evaluation criteria and ranking form.

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, scoring and ranking the respondents jointly, was approved.**

The Board Members discussed scoring for each respondent, in each category, and the basis for the scores after Mr. Kantarzhi read the individual evaluation criteria and points allotted for each category and the point allocation for each in the price category.

Mr. Kantarzhi recapped the Board's overall joint group scores and ranking, as follows:

|    |                                 |              |
|----|---------------------------------|--------------|
| #1 | Dora Landscaping                | 90.06 points |
| #2 | United Land Services            | 90.02 points |
| #3 | Prince & Sons, Inc.             | 85.16 points |
| #4 | Floralawn                       | 85.00 points |
| #5 | Duval Landscape Management, LLC | 84.05 points |
| #6 | Juniper                         | 81.53 points |

|    |                               |              |
|----|-------------------------------|--------------|
| #7 | BrightView Landscape Services | 81.19 points |
| #8 | Your Green Team               | 79.39 points |
| #9 | Yellowstone Landscaping       | 77.68 points |

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, accepting the Board's scores, ranking and recommendation, awarding 90.06 points to Dora Landscaping and ranking Dora Landscaping as the #1 ranked respondent, was approved.**

**C. Authorization to Issue Notice of Intent to Award and Enter Into Landscape Contract**

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, authorizing Staff to issue Notice of Intent to Award letters to the respondents and to enter into a Landscape and Irrigation Maintenance Services Contract with Dora Landscaping, the #1 ranked respondent to the RFP for Landscape and Irrigation Maintenance Services, were approved.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01, Designate Date, Time and Place of Public Hearing to Consider a Lake and Trespass Rule; Providing for Interim Use and Enforcement; Authorizing Publication; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2026-01.

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, Resolution 2026-01, Designate November 12, 2025 or December 10, 2025 at 9:30 a.m., at the City of Davenport Tom Fellows Community Center, 207 North Blvd. West, Davenport, Florida 33837, subject to room availability and ability to establish a quorum, as the Date, Time and Place of Public Hearing to Consider a Lake and Trespass Rule; Providing for Interim Use and Enforcement; Authorizing Publication; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

**SIXTH ORDER OF BUSINESS****Ratification of Insight Irrigation, LLC Agreement for Irrigation Monitoring Services**

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the Insight Irrigation, LLC Agreement for Irrigation Monitoring Services for the landscape areas outlined in Exhibit A, was ratified.**

**SEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of August 31, 2025**

**On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.**

**EIGHTH ORDER OF BUSINESS****Approval of August 13, 2025 Public Hearings and Regular Meeting Minutes**

**On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, August 13, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS****Staff Reports**

- A. **District Counsel: Kutak Rock LLP**
- B. **District Engineer: Dewberry Engineer, Inc.**

There were no District Counsel or District Engineer reports.

- C. **Field Operations: Atmos Living Management Group, LLC**
  - **Field Operations and Backflow Inspection Reports (August and September 2025)**

Mr. Arroyo presented the Field Operations Inspections Reports for August and September and the Backflow Report and discussed the status of various projects.

- D. **District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE:** November 12, 2025 at 9:30 AM [Courtyard Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884], immediately following the adjournment of the Fox Branch Ranch CDD meeting and Harmony on Lake Eloise CDD meeting, scheduled to commence at 9:30 AM, respectively
  - **QUORUM CHECK**

The next meeting will be on November 12, 2025 or December 10, 2025, based on room availability.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the meeting adjourned at 10:16 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

HAWTHORNE MILL NORTH CDD

October 8, 2025

  
Secretary/Assistant Secretary

  
Shelley Kaerch  
Chair/Vice Chair