

**MINUTES OF MEETING
OCALA PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Ocala Preserve Community Development District was held on July 23, 2021, at 10:30 a.m., at the Courtyard by Marriott Ocala, 3712 SW 38th Ave., Ocala, Florida 23374.

Present at the meeting were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Ryan Zook	Assistant Secretary
Ty Vincent	Assistant Secretary
Mark Roscoe	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Damon Parrish	District Engineer
Cynthia Wilhelm	Nabors, Giblin & Nickerson, P.A.
Andre Carmack	Member of the Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:30 a.m. Supervisors Moulton, Vincent Zook, Cotter and Carmack, named as the Initial Board of Supervisors, were present. A resignation letter was recently received from Mr. Andre Carmack.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Initial Board of Supervisors *(the following will also be provided in a separate package)*

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Moulton, Mr. Vincent, Mr. Zook, Mr. Cotter and Mr. Carmack. He briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

- **Acceptance of Resignation of Mr. Andre Carmack from the Ocala Preserve CDD**

This item was an addition to the agenda.

Mr. Wrathell presented Mr. Carmack’s letter of resignation.

On MOTION by Ms. Moulton and seconded by Mr. Zook, with all in favor, the resignation of Mr. Carmack, dated July 23, 2021, was accepted.

- **Consider Appointment to Fill the Vacant Seat**

This item was an addition to the agenda.

Mr. Cotter nominated Mr. Mark Roscoe to fill the vacant seat. No other nominations were made.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the appointment of Mr. Mark Roscoe to the vacant Seat, was approved.

- **Administration of Oath of Office to Mr. Mark Roscoe *(the following will also be provided in a separate package)***

This item was an addition to the agenda.

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Roscoe, who was provided with the new Supervisor packet.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-01,
Designating Certain Officers of the District,
and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-01. Ms. Moulton nominated the following slate of officers:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Craig Wrathell	Secretary
Ryan Zook	Assistant Secretary
Ty Vincent	Assistant Secretary
Mark Roscoe	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Assistant Treasurer
Jeff Pinder	Treasurer

No other nominations were made.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-02,
Designating a Date, Time and Location for
the Landowners' Meeting of the District,
and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-02. The Board considered potential meeting dates. The Landowners' Meeting was set for August 30, 2021 at 9:00 a.m.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-02, Designating a Date, Time and Location of August 30, 2021 at 9:00 a.m. for the Landowners' Meeting of the District, and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of the Following
Organizational Matters:

- A. Resolution 2021-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date
- Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC*

Mr. Wrathell presented Resolution 2021-03.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2021-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

- B. Resolution 2021-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date
- Fee Agreement: *KE LAW GROUP, PLLC*

Mr. Wrathell requested two motions, one to ratify the execution of the joint letter by Hopping Green & Sams (HGS) and KE Law Group PLLC (KEL) and another to adopt Resolution 2021-04.

Mr. Earlywine thanked the Board for switching to the KEL and noted the new and improved hourly and bond rates contained in the Fee Agreement.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the execution of the Joint letter by HGS and KE Law Group PLLC, facilitating the switch to the KE Law Group, was ratified.

Mr. Wrathell presented Resolution 2021-04.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2021-04, Appointing KE Law Group PLLC as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2021-05, Designating a Registered Agent and Registered Office of the District; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-05. Mr. Earlywine stated it was best to designate Wrathell, Hunt and Associates, LLC (WHA) as the Registered Agent and Office, on an interim basis.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-05, Designating Wrathell, Hunt and Associates, LLC, as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District; and Providing for an Effective Date, was adopted.

D. Resolution 2021-06, Appointing and Fixing the Compensation of the Interim District Engineer for the District, and Providing for an Effective Date

- **Interim Engineering Services: *Waldrop Engineering P.A.***

Mr. Wrathell presented Resolution 2021-06. He reviewed the Waldrop Engineering P.A. rate schedule, Insurance Certificate, Endorsements and Approved Work Authorization #1. The CDD is required, by Chapter 287.55 Florida Statutes, to appoint an Interim District Engineer and go through the Request for Qualifications (RFQ) process, as the District Engineer's expenses would exceed the \$30,000 annual threshold.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-06, Appointing and Fixing the Compensation for Waldrop Engineering P.A., as Interim District Engineer for the District, and Providing for an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for District Engineering Services and the Competitive Selection Criteria.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Request for Qualifications for District Engineering Services and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

Mr. Wrathell asked if the Board wishes to receive Board Member compensation.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, declining Board Member compensation for meeting attendance, was approved.

G. Resolution 2021-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Mr. Wrathell asked for suggestions of potential locations to designate as the Principal Headquarters of the District, within the County. Mr. Cotter recommended designating the Club at Ocala Preserve.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2021-07, Designating the Club at Ocala Preserve 4021 NW 53rd Ave. Road, Ocala, Florida 34482, as the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date, was adopted.

H. Resolution 2021-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Wrathell presented Resolution 2021-08. The Resolution provides for the support and legal defense of Board Members and Staff specifically related to CDD activities.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, authorizing Staff to obtain General Liability and Public Officers' insurance and authorizing the Chair to execute, was approved.

- I. **Resolution 2021-09, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-09. This Resolution sets forth the District’s policy and outlines the procedures for public comments.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-09, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. **Resolution 2021-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2021-10.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-10, Providing for the Appointment of Wrathell, Hunt and Associates, LLC, as the Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. **Resolution 2021-11, Granting the Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing for a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-11. This grants the Chair, or the Vice Chair in the absence of the Chair, authority to work with the District Engineer, District Counsel and Staff and to execute certain documents, between meetings, to avoid construction delays.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2021-11, Granting the Chair and Vice Chair, in the absence of the Chair, the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing for a Severability Clause; and Providing an Effective Date, was adopted.

L. Resolution 2021-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-12.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the District and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

- **Designation of Board of Supervisors as Audit Committee**

Mr. Wrathell presented the RFP For Annual Audit Services and Auditor Selection Evaluation Criteria.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, authorizing the District Manager to advertise the Request for Proposals for Annual Auditing Services, designating the Board of Supervisors as the Audit Selection Committee and approving the ranking criteria, was approved.

N. Strange Zone, Inc., Quotation #M21-1006 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal for website creation and annual maintenance, hosting, email domain registration and SSL certificates.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Strange Zone, Inc., Quotation #M21-1006 for District Website Services, Design, Maintenance and Domain, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Wrathell stated that Management engaged ADA Site Compliance (ADASC) to assist in bringing the CDD website into compliance with the Americans with Disabilities Act (ADA) requirements for websites and affix an ADA Site Compliance seal on the homepage. The cost is \$210 per year.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 per year, was approved.

P. Resolution 2021-13, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date.

Mr. Wrathell presented Resolution 2021-13.

I. Rules of Procedure

The Rules of Procedure for the District were included for informational purposes.

II. Notices

- **Notice of Rule Development**
- **Notice of Rulemaking**

The Notices were included for informational purposes.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2021-13, To Designate October 1, 2021 at 11:00 a.m., at the Club at Ocala Preserve 4021 NW 53rd Ave. Road, Ocala, Florida 34482, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Mr. Wrathell stated Resolution 2021-13 would be revised to designate the Club at Ocala Preserve as the meeting location for the Public Hearing to adopt the Rule of Development and Rulemaking rather than the Courtyard by Marriott Ocala.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2021-13, as amended, To Designate October 1, 2021 at 11:00 a.m., at the Club at Ocala Preserve, 4021 NW 53rd Ave. Road, Ocala, Florida 34482, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective , was approved.

Mr. Cotter revised his earlier motion for Resolution 2021-02, to change the August 30, 2021 Landowners’ Meeting location to the Club at Ocala Preserve.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2021-02, as amended, Designating a Date, Time and Location of August 30, 2021 at 9:00 a.m., at the Club at Ocala Preserve 4021 NW 53rd Ave. Road, Ocala, Florida 34482 for the Landowners’ Meeting of the District, and Providing an Effective Date, was approved.

Q. Resolution 2021-14, Adopting the Annual Meeting Schedule for Fiscal Year 2021-2022 and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-14. The following would be inserted into the Fiscal Year 2021-2022 Meeting Schedule.

LOCATION: Insert: “the Club at Ocala Preserve 4021 NW 53rd Ave. Road, Ocala, Florida 34482”

DATE: Insert the first Friday of each month.

TIME: Insert 11:00 a.m.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2021-14, Adopting the Annual Meeting Schedule for Fiscal Year 2021-2022, as amended, and Providing for an Effective Date, was adopted.

R. Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-15. In the event of an emergency or natural disaster, the CDD may request assistance from other local governments.

On MOTION by Mr. Roscoe and seconded by Ms. Moulton, with all in favor, Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

BANKING MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

A. Resolution 2021-16, Designating a Public Depository for Funds of the District and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-16. Management recommended SunTrust Truist Bank as the Qualified Public Depository for the District’s accounts.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2021-16, Designating SunTrust Truist Bank as Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2021-17, Directing the District Manager to Establish a Local Bank Account for the District and Appoint Signors on the Account; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-17. The Chair, Treasurer and Assistant Treasurer will be authorized signors. Funding requests should be sent to Mr. Cotter.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2021-17, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing for an Effective Date, was adopted.

BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

A. Resolution 2021-18, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-18. He reviewed the proposed Fiscal Year 2021 budget.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2021-18, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law for October 1, 2021 at 11:00 a.m., at the Club at Ocala Preserve 4021 NW 53rd Ave. Road, Ocala, Florida 34482; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2020/2021 Budget Funding Agreement

Mr. Wrathell presented the Fiscal Year 2020/2021 Budget Funding Agreement. The Developer would provide funding on an as-needed basis.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Fiscal Year 2020/2021 Budget Funding Agreement, in substantial form, was approved.

C. Resolution 2021-19, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-19. He reviewed the proposed Fiscal Year 2022 budget. Discussion ensued regarding Staff bringing the agenda packages to the meetings to avoid FedEx shipping charges. Ms. Moulton voiced her preference for paperless/electronic agendas. Mr. Wrathell would have printing and binding removed from both the Fiscal Year 2021 and Fiscal Year 2022 budgets.

The following change was made to the Fiscal Year 2021 budget:

Page 1, "Printing & binding" line item: Delete entire line item.

The following changes were made to the Fiscal Year 2022 budget:

Page 1, "Legal advertising" line item: Decrease "6,500" to "1,500"

Page 1, "Printing & binding" line item: Delete entire line item.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-19, Approving a Proposed Budget for Fiscal Year 2021/2022, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for October 1, 2021 at 11:00 a.m., at the Club at Ocala Preserve 4021 NW 53rd Ave. Road, Ocala, Florida 34482; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, as amended, was adopted.

D. Fiscal Year 2021/2022 Budget Funding Agreement

Mr. Wrathell presented the Fiscal Year 2021/2022 Budget Funding Agreement.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Fiscal Year 2020/2021 Budget Funding Agreement, in substantial form, was approved.

E. Resolution 2021-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

Mr. Wrathell presented Resolution 2021-20.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

F. Resolution 2021-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-21.

On MOTION by Mr. Vincent and seconded by Ms. Moulton, with all in favor, Resolution 2021-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- G. Resolution 2021-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-22.

On MOTION by Mr. Vincent and seconded by Mr. Cotter, with all in favor, Resolution 2021-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- H. Resolution 2021-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-23.

On MOTION by Mr. Vincent and seconded by Mr. Cotter, with all in favor, Resolution 2021-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- I. Resolution 2021-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-24. District Management already has these policies in place as part of the annual audit process.

On MOTION by Mr. Vincent and seconded by Mr. Cotter, with all in favor, Resolution 2021-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing for an Effective Date, was adopted.

J. Consideration of E-Verify Memo with MOU

Mr. Earlywine presented the HGS Memorandum regarding the E-Verify Requirements.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the acknowledging the E-Verify requirements, as set forth in the HGS Memorandum, was approved.

BOND FINANCING RELATED MATTERS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Bond Financing Team Funding Agreement between the Ocala Preserve CDD and Forestar (USA) Real Estate Group Inc., was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: *FMSbonds, Inc.*

Mr. Wrathell presented the FMSbonds Engagement Letter to serve as Underwriter and G-17 Disclosure. The Underwriter's fee would be 2% of the par amount of the bonds issued.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the FMSbonds Engagement Letter for Underwriter Services and G-17 Disclosure, in an amount not-to-exceed the Underwriter's fee of 2% of the par amount of the bonds issued, was approved.

II. Bond Counsel: *Nabors, Giblin & Nickerson, P.A.*

Mr. Wrathell presented the Bond Counsel Agreement between the Ocala Preserve CDD and Nabors, Giblin & Nickerson, P.A. The Series 1 bond fee would be \$35,000 per issuance.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Nabors, Giblin & Nickerson, P.A., Bond Counsel Agreement, was approved.

III. Trustee, Paying Agent and Registrar: *U.S. Bank, N.A.*

Mr. Wrathell presented the U.S. Bank, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar for the District.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the US Bank Engagement Letter, with Fee Schedule, to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2021-25, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-25 and read the title.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2021-25, Designating a Date, Time, and Location of August 30, 2021 at 9:00 a.m., at the Club at Ocala Preserve 4021 NW 53rd Ave. Road, Ocala, Florida 34482, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Report of District Engineer

Mr. Parrish presented the Engineer's Report. Mr. Wrathell pointed out that Table 1 outlines a total of 976 planned units and noted that the legal, metes and bounds description had 363.62 acres, whereas the Engineer's Report has 256.84 acres. Mr. Earlywine would coordinate with the District Engineer to modify the boundaries of the CDD. Mr. Wrathell stated that the Capital Improvement costs in the Opinion of Probable Cost, Section 5 of the Engineer's Report, totals \$10,468,320. Mr. Earlywine recommended approval in substantial form.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Engineer's Report, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report and noted the pertinent data in each Section. He discussed the maximum par amount of bonds, the Capital Improvement Plan (CIP), project costs, Equivalent Residential Unit (ERU) weightings, bond issuances and the Appendix Tables. Ms. Moulton stated it was necessary to increase the assessment apportionment per unit. She would confer with her team and follow up with Mr. Wrathell. Mr. Earlywine recommended increasing the contingency from 10% to 20%. Per Ms. Moulton’s request, Mr. Wrathell would provide preliminary Operation and Maintenance (O&M) figures to the Board.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Master Special Assessment Methodology Report, in substantial form, was approved.

F. Resolution 2021-26, Declaring Debt Service Special Assessments and Setting a Hearing to Consider the Levy and Imposition of the Same

Mr. Wrathell presented Resolution 2021-26 and read the title.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2021-26, Declaring Debt Service Special Assessments and Setting a Hearing for August 30, 2021 at 9:00 a.m., at the Club at Ocala Preserve, 4021 NW 53rd Ave. Road, Ocala, Florida 34482, to Consider the Levy and Imposition of the Same, was adopted.

G. Resolution 2021-27, Authorizing the Issuance of Not to Exceed \$_____ Ocala Preserve Community Development District Capital Improvement Revenue Bonds, In One or More Series; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-27.

Ms. Wilhelm asked if the maximum bond amount would increase since there would be increases in the contingency. Mr. Earlywine replied affirmatively. Ms. Wilhelm stated

Resolution 2021-27 should be approved in substantial form as the not to exceed (NTE) amount would be changing.

This Resolution accomplishes the following:

- Appoints U.S. Bank as the Trustee.
- Approves the form of the Master Indenture.
- Approves the bond in the NTE amount.
- Approves the Capital Improvement program.
- Allows District Counsel to file the bond validation complaint.
- Provides for open Board Meetings in compliance with the Sunshine Laws.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-27, Authorizing the Issuance of Not to Exceed \$ _____ Ocala Preserve Community Development District Capital Improvement Revenue Bonds, In One or More Series; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, in substantial form, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2021-28, Relative to the Acceptance of Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System

Ms. Suit presented Resolution 2021-28.

Asked if the South Florida Water Management District (SFWMD) would expect the CDD to ultimately own and maintain the Stormwater Management System, Mr. Earlywine replied affirmatively.

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor Resolution 2021-28, Relative to the Acceptance of Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System, was adopted.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

Mr. Earlywine stated that the bond validation complaint would be filed within the next few days and the assessment notices would be mailed ahead of the public hearings.

B. District Engineer (Interim): *Waldrop Engineering*

Asked when the utilities would be conveyed, Mr. Parrish stated Parcel 11 was completed and conveyed. Parcel 13 commenced and the remainder is undeveloped.

Mr. Earlywine stated utilities should be turned over to the CDD first and then be turned over from the CDD to the County to facilitate financing. Mr. Earlywine stated Staff would confer with Ms. Wilhelm after the meeting regarding the conveyance.

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

There was nothing to report.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

Ms. Moulton thanked Mr. Roscoe for joining the Board of Supervisors.

THIRTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

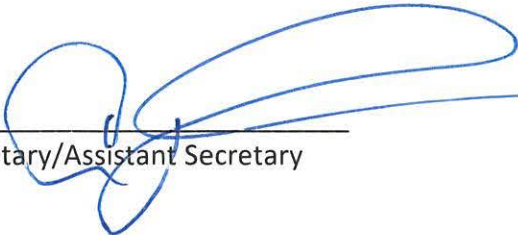
FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 12:20 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair