

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

The Board of Supervisors of the Ocala Preserve Community Development District held Public Hearings and a Regular Meeting on August 30, 2021, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 9:00 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Ave Rd, Ocala, Florida 34482.

Present at the meeting were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
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 (via telephone)	Interim District Engineer
Louis and Barbara Colaianni	Residents

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 9:14 a.m. Supervisors Cotter, Vincent and Roscoe were present. Supervisor Moulton was not present at roll call. Supervisor Zook was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

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

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**

This item was presented following the Fifteenth Order of Business.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-29, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

This item was presented following the Fifteenth Order of Business.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-30, Designating Certain Officers of the District, and Providing for an Effective Date

This item was presented following the Fifteenth Order of Business.

SIXTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

- B. Consideration of Resolution 2021-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Ocala Preserve Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Public Hearing was closed.

Mr. Wrathell presented Resolution 2021-31 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-31, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Ocala Preserve Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

These items occurred below.

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Mailed Notice to Property Owner(s)

The Mailed Notice to property owners was included for informational purposes.

C. Master Engineer’s Report *(for informational purposes)*

Mr. Parrish presented the Engineer’s Report. The CDD includes six parcels with a total of 976 lots and a total of 263.62 acres.

Mr. Wrathell pointed out that Table 5 outlines the \$15,166,275 Capital Improvement Plan (CIP) and the major categories are Land Acquisition, Stormwater Management, Utilities, Undergrounding of Conduit, Professional Services and Contingency.

Mr. Earlywine posed and Mr. Parrish responded to the following questions regarding the Engineer’s Report:

Mr. Earlywine: Of the construction estimate, it is your opinion that those costs are reasonable and that the improvement plan is feasible as presented in order to be constructed?

Mr. Parrish: Yes.

D. Master Special Assessment Methodology Report *(for informational purposes)*

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 CIP, project costs, Equivalent Residential Unit (ERU) weightings, bond issuances, special and peculiar benefits to properties and the Appendix Tables.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Public Hearing was opened.

- ***Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.***

No members of the public spoke.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Public Hearing was closed.

- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*

Mr. Wrathell asked if the Board, sitting as the Equalizing Board, wished to make any changes to the assessments. The Board, sitting as the Equalizing Board, did not make any changes.

- E. **Consideration of Resolution 2021-32, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date**

Mr. Wrathell presented Resolution 2021-32 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-32, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Acquisition Agreement

Mr. Earlywine presented the Acquisition Agreement.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the Acquisition Agreement, in substantial form, was approved.

NINTH ORDER OF BUSINESS

Consideration of Land Appraisal

Mr. Wrathell presented the proposal for Land Appraisal, executed by Ms. Moulton, for ratification.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the proposal for Land Appraisal, in the amount of \$5,000, and execution by Ms. Moulton, was ratified.

TENTH ORDER OF BUSINESS

Consideration of Construction Related Matters

Mr. Earlywine asked Mr. Parrish if any matters relating to acquisitions required attention within the next several weeks. Mr. Parrish stated there were none at this time.

ELEVENTH ORDER OF BUSINESS

Consideration of Response to Request for Qualifications (RFQ) for Engineering Services

This item was deferred.

TWELFTH ORDER OF BUSINESS

Approval of July 23, 2021 Organizational Meeting Minutes

Mr. Wrathell presented the July 23, 2021 Organizational Meeting Minutes

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the July 23, 2021 Organizational Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

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

There was nothing to report.

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

There was nothing to report.

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

- **NEXT MEETING DATE: October 1, 2021 at 11:00 A.M.**

The next meeting would be held on October 1, 2021.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

Mr. Earlywine stated the bond validation hearing was scheduled for October 21, 2021 and bonds would likely be issued within 30 days following the hearing.

No members of the public spoke.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the meeting recessed at 9:43 a.m.

The meeting reconvened at 10:13 a.m.

Ms. Moulton joined the meeting at 10:13 a.m.

Mr. Wrathell reported the results of the Landowners' Election, as follows:

Seat 1	Christian Cotter	276 votes	4-Year Term
Seat 2	Mary Moulton	276 votes	4-Year Term
Seat 3	Ty Vincent	275 votes	2-Year Term
Seat 4	Mark Roscoe	275 votes	2-Year Term
Seat 5	Ryan Zook	275 votes	2-Year Term

- **Administration of Oath of Office to Newly Elected Board of Supervisors (*the following will be provided in a separate package*)**

This item, previously the Third Order of Business, was presented out of order.

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Cotter, Ms. Moulton, Mr. Vincent and Mr. Roscoe. 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**
 - **Consideration of Resolution 2021-29, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

This item, previously the Fourth Order of Business, was presented out of order.

Mr. Wrathell presented Resolution 2021-29 and reiterated the results of the Landowners’ Election, as previously noted.

On MOTION by Ms. Moulton and seconded by Mr. Vincent, with all in favor, Resolution 2021-29, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

- **Consideration of Resolution 2021-30, Designating Certain Officers of the District, and Providing for an Effective Date**

This item, previously the Fifth Order of Business, was presented out of order.

Mr. Wrathell presented Resolution 2021-30. 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	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, Resolution 2021-30, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Cotter and seconded by Mr. Vincent, with all in favor, the meeting adjourned at 10:20 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair