

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

The Board of Supervisors of the Ocala Preserve Community Development District held a Regular Meeting on December 3, 2021, at 11:00 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
Mark Roscoe	Assistant Secretary
Ryan Zook (via telephone)	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine	District Counsel
Damon Parrish (via telephone)	District Engineer
Cynthia Wilhelm	Bond Counsel - Nabors Giblin & Nickerson P.A.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:03 a.m. Supervisors Cotter, Moulton and Roscoe were present, in person. Supervisor Zook was attending via telephone. Supervisor Vincent was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Presentation of First Supplemental Engineer's Report

Mr. Wrathell stated the bond pre-closing would follow today's meeting. He presented the First Supplemental Engineer's Report dated September 30, 2021.

FOURTH ORDER OF BUSINESS

Presentation of Final First Supplemental Special Assessment Methodology Report

Mr. Wrathell presented the Final First Supplemental Special Assessment Methodology Report dated November 18, 2021 and reviewed the pertinent data in the Tables including construction proceeds, Equivalent Residential Units (ERUs) and Annual Debt Assessments for each of the product types.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-06, Setting Forth the Specific Terms of the District's \$3,855,000 Capital Improvement Revenue Bonds, Series 2021 (2021 Project Area); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer's Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the 2021 Bonds; Addressing the Allocation and Collection of the Assessments Securing the 2021 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Mr. Earlywine presented Resolution 2022-06. He recalled that, when assessments were levied, the Master Resolution called for adopting a Supplemental Resolution after the bonds are issued. Resolution 2022-06 accomplishes the following:

- Levies and imposes the lien that will secure the Series 2021 Bonds.
- Approves Exhibit A – The First Supplemental Engineer's Report, dated September 30, 2021.

- Approves Exhibit B – The Final First Supplemental Special Assessment Methodology Report, dated November 18, 2021.
- Confirms the amount of the lien and allocates and funds the assessments consistent with the Master Resolution.
- Sets forth the terms of prepayment for the assessments and the application of true-up payments.
- Approves Exhibits C and D – Documents directly related to the terms of the Series 2021 Bonds.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2022-06, Setting Forth the Specific Terms of the District’s \$3,855,000 Capital Improvement Revenue Bonds, Series 2021 (2021 Project Area); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer’s Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the 2021 Bonds; Addressing the Allocation and Collection of the Assessments Securing the 2021 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted, and authorizing the Chair or Vice Chair to execute, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Issuer’s Counsel Documents

Mr. Earlywine presented and explained the following Issuer’s Counsel documents:

- A. Acquisition Agreement**
- B. Collateral Assignment Agreement**

Mr. Earlywine stated that, with this particular deal, neither a Collateral Assignment Agreement nor a True-Up Agreement would be required because the land is already platted; this item may be disregarded for today.

- C. Completion Agreement**
- D. Declaration of Consent (Forestar)**
- E. Declaration of Consent (Shea Homes)**

- F. Declaration of Public Finance
- G. Notice of Special Assessments/Governmental Lien of Record

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Issuer’s Counsel Documents, including the Acquisition Agreement, Completion Agreement, Declaration of Consent (Forestar), Declaration of Consent (Shea Homes), Declaration of Public Finance and the Notice of Special Assessments/Governmental Lien of Record, all in substantial form, were approved.

SEVENTH ORDER OF BUSINESS

Consider Acquisition of Land, Stormwater Improvements and Related Work Product

Mr. Earlywine presented a draft of the contract and noted that documentation was being finalized and title work was pending. He stated that all land for all ponds in current and future phases would be acquired and the CDD would retain construction easements.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Acquisition of Land, Stormwater Improvements and Related Work Product, was approved.

EIGHTH ORDER OF BUSINESS

Consider Acquisition of Phase 13 Utilities Improvements

Mr. Earlywine presented the Acquisition Agreement for Phase 13 Utilities, subject to Staff’s preparation of necessary documents.

On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, the Acquisition of Phase 13 Utilities Improvements, subject to finalization, and authorizing the Chair to execute, was approved.

NINTH ORDER OF BUSINESS

Discussion: Fiscal Year 2023 Estimated Administrative O&M and the Debt Service Budget

Mr. Wrathell presented the Fiscal Year 2023 projected operating budget requested by Ms. Moulton at the last meeting. He noted that the estimated Fiscal Year 2023 budget was on the conservative side and it anticipated issuance of additional bonds in the future. He discussed the budgeted line items and revenues, compared to the adopted Fiscal Year 2022 budget, and reviewed the Assessment Summary Table.

Ms. Moulton asked Mr. Zook to take note of the projected Operation and Maintenance (O&M) and debt service. She stated that it was confirmed that the HOA would be responsible for O&M and it was already contemplated in the HOA budget.

Mr. Wrathell stated this budget was for setting the maximum Administrative Assessment and Debt Service levels. The intent is for the CDD to contract with the HOA and the HOA would budget, raise revenues and operate and maintain all CDD-owned improvements. This budget does not include O&M; it only includes Administrative expenses because the HOA would budget for all CDD O&M expenses in the HOA budget. Mr. Zook expressed his understanding.

Mr. Wrathell stated the estimated Fiscal Year 2023 budget could be updated as needed.

TENTH ORDER OF BUSINESS

Consideration of Proposal/Work Authorization for Stormwater Reporting Requirements

Mr. Wrathell stated, while a written proposal was not included in the agenda, Mr. Parrish advised him before the meeting that he reviewed the stormwater reporting requirements and estimated he could complete the work within a \$2,000 not-to-exceed amount. Mr. Parrish confirmed that the not-to-exceed \$2,000 amount was correct.

On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, the Work Authorization for Stormwater Reporting Requirements, in a not-to-exceed amount of \$2,000, was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2021

Mr. Wrathell presented the Unaudited Financial Statements as of October 31, 2021.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Unaudited Financial Statements, as of October 31, 2021, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of November 5, 2021 Public Hearings and Regular Meeting Minutes

Mr. Wrathell presented the November 5, 2021 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, the November 5, 2021 Public Hearings and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Earlywine stated the bonds would close on December 7, 2021.

B. District Engineer: *Waldrop Engineering*

There was no report.

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

- **NEXT MEETING DATE: January 7, 2022 at 11:00 A.M.**

The next meeting will be held on January 7, 2022, unless canceled.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

SIXTEENTH ORDER OF BUSINESS

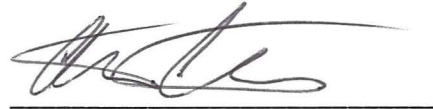
Adjournment

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 11:23 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair