

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

The Board of Supervisors of the Ocala Preserve Community Development District held a Regular Meeting on February 4, 2022 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

**Also present were:**

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel
Damon Parrish (via telephone)	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:01 a.m. Supervisors Cotter, Moulton and Roscoe were present, in person. Supervisors Zook and Vincent were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2022-07, Granting the Chair and Vice 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 a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2022-07 and read the title. Mr. Earlywine stated this Resolution authorizes the Chair and Vice Chair to execute plats, conveyances and other documents related to CDD improvements between Board meetings, to avoid delays.

**On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-07, Granting the Chair and Vice 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 a Severability Clause; and Providing an Effective Date, and authorizing the Chair to execute, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-08, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2022-08. Mr. Earlywine stated that the purpose of this Resolution is to update the CDD’s policies to align with the newly adopted statutory provisions that were adopted during the most recent Legislative sessions.

**On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-08, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, and authorizing the Chair to execute, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consider Assignment of Waldrop Engineering, LLC Engineering Services Agreement to Atwell, LLC**

Ms. Suit presented the Assignment of Waldrop Engineering, LLC Engineering Services Agreement to Atwell, LLC. Mr. Parrish confirmed that the fee schedule was updated.

**On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Assignment of Waldrop Engineering, LLC Engineering Services Agreement to Atwell, LLC, was approved.**

**SIXTH ORDER OF BUSINESS**

**Ratification of Waldrop Engineering, LLC Work Authorization Number 2 for Stormwater Management Needs Analysis**

Ms. Suit presented Waldrop Engineering, LLC Work Authorization Number 2 for preparation of the Stormwater Management Needs Analysis Report.

**On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Waldrop Engineering, LLC Work Authorization Number 2 for preparation of the Stormwater Management Needs Analysis Report, in a not to exceed amount of \$2,000, was ratified.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2021**

Ms. Suit presented the Unaudited Financial Statements as of December 31, 2021.

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

**EIGHTH ORDER OF BUSINESS**

**Approval of December 3, 2021 Regular Meeting Minutes**

Ms. Suit presented the December 3, 2021 Regular Meeting Minutes.

**On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the December 3, 2021 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Earlywine reported the following:

- The CDD still has outstanding construction monies.
- Existing utilities, through the first requisition in the amount of \$779,000, were paid.
- The next phase of utilities is not due for turnover until the third quarter; meanwhile, finishing the stormwater and land conveyance was underway.
- A package related to the stormwater district was forwarded to DR Horton Corporate Group for review.
- Title work and bond counsel opinions were pending and, once the opinions are in place, they would be forwarded to corporate and the payments could be made.
- Meanwhile, Staff was looking for other things to make payment on and authorizing conveyance of work product from the Developer to the CDD, in the amount set forth in the Engineer’s Report, was recommended.

**On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, authorizing conveyance of work product from the Developer to the District, in the amount set forth in the Engineer’s Report, was approved.**

**B. District Engineer: *Atwell, LLC***

There was no report.

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

- **NEXT MEETING DATE: March 4, 2022 at 11:00 A.M.**
  - **QUORUM CHECK**

The March 4, 2022 meeting would be canceled.

**TENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

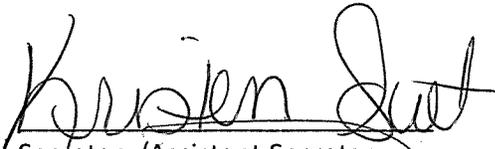
**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 11:09 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair