

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

The Board of Supervisors of the Ocala Preserve Community Development District held a Regular Meeting on May 6, 2022 at 11:00 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482.

Present at the meeting were:

Christian Cotter (via telephone)	Chair
Mary Moulton	Vice Chair
Mark Roscoe	Assistant Secretary
Ty Vincent	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 11:00 a.m. Supervisors Moulton, Vincent and Roscoe were present, in person. Supervisor Cotter was attending via telephone. Supervisor Zook was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-09, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing

Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2022-09. She reviewed the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any adjustments.

On MOTION by Mr. Vincent and seconded by Mr. Cotter, with all in favor, Resolution 2022-09, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 5, 2022 at 11:00 a.m., at the Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-10, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date

Ms. Suit presented Resolution 2022-10. Seats 3, 4 and 5, currently held by Mr. Vincent, Mr. Roscoe and Mr. Zook, respectively, will be up for election in November 2024. Seats 1 and 2, currently held by Mr. Cotter and Ms. Moulton, respectively, will be up for election in November 2026.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-10, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-11, Designating Dates, Times and Locations for Regular Meetings of the Board of

Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Ms. Suit presented Resolution 2022-11.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Discussion: Stormwater Needs Analysis Report Draft

Ms. Suit stated that Mr. Parrish completed Sections 1 through 4 of the Stormwater Management Needs Analysis Report; however, Sections 5 through 8 have yet to be completed. She suggested that Mr. Parrish coordinate with the HOA to determine the budgeting for future stormwater system maintenance, given that the HOA is increasing the revenue for the maintenance of the stormwater system.

Mr. Earlywine stated that there will be HOA/CDD maintenance agreements for all Forestar projects. The HOA will be responsible for the maintenance and the CDD will ultimately be responsible for maintenance from a regulatory perspective. He suggested that Mr. Parrish fill in the budgeting information provided by the HOA and include a footnote stating, "This is provided by the Homeowners Association pursuant to the HOA/CDD maintenance agreement." Mr. Parrish would coordinate with the Property Manager, Ms. Alex Gormley, to complete the Stormwater Management Needs Analysis Report.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

Ms. Suit presented the Unaudited Financial Statements as of March 31, 2022. Ms. Moulton stated the debt service payment was received and the check has been cashed.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of February 4, 2022 Regular Meeting Minutes

Ms. Suit presented the February 4, 2022 Regular Meeting Minutes.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the February 4, 2022 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:

- Staff is preparing to issue the next series of bonds.
- In terms of withdrawing funds from the construction account, the stormwater is almost complete; there is one open item left.
- The Ocala Preserve title work is being updated; Staff had calls with Cynthia, Steve Christner and Bob Metz.

B. District Engineer: *Atwell, LLC*

Mr. Parrish stated he is assembling data and preparing a draft of the Series 2022 Project report, which would be circulated next week.

Ms. Moulton asked when the new bonds are expected to be issued. Mr. Earlywine anticipated that they would be issued in June or July. Asked if there would be a July meeting, Mr. Earlywine stated everything could be authorized at the June meeting.

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

- **NEXT MEETING DATE: June 3, 2022 at 11:00 A.M.**
 - **QUORUM CHECK**

The next meeting would be held on June 3, 2022.

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 Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the meeting adjourned at 11:18 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair