

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

The Board of Supervisors of the Ocala Preserve Community Development District held a Regular Meeting on June 3, 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	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
Cynthia Wilhelm (via telephone)	Nabors, Giblin & Nickerson

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:00 a.m. Supervisors Cotter, Vincent and Roscoe were present, in person. Supervisors Moulton and Zook were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Presentation of Second Supplemental Engineer's Report

Mr. Parrish presented the Second Supplemental Engineer's Report dated June 3, 2022. This is an update to the previously provided Report for the 2022 Project, Phase 12. The lot count was updated for Phase 12, which went from 159 to 158 lots; the costs are in accordance with what was previously provided, along with an updated permit table.

Mr. Earlywine noted the Supplemental Engineer's Report should have two cost charts; one with the \$5.8 million figure and another with the \$1 million land acquisition, showing the

\$4.8 million in costs that the CDD will finance as part of the 2022 project. He recommended approval in substantial form.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Second Supplemental Engineer's Report dated June 3, 2022, in substantial form, was approved.

FOURTH ORDER OF BUSINESS

Presentation of Second Supplemental Special Assessment Methodology Report

Ms. Suit presented the Second Supplemental Special Assessment Methodology Report dated June 3, 2022, discussed the pertinent information and reviewed the Appendix Tables.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Second Supplemental Special Assessment Methodology Report dated June 3, 2022, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-12, Delegating to the Chairman of the Board of Supervisors of Ocala Preserve Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Ocala Preserve Community Development District Capital Improvement Revenue Bonds, Series 2022 (2022 Project Area), as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2022 Bonds") in Order to Finance the 2022 Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2022 Bonds; Approving a Negotiated Sale of the Series 2022 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of Second Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District;

Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2022 Bonds; Approving the Form of the Series 2022 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2022 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2022 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the 2022 Project; and Providing an Effective Date

Ms. Wilhelm stated Resolution 2022-12 is the Delegated Award Resolution, which accomplishes the following:

- Authorizes the Chair to enter into a Bond Purchase Contract (BPC), so long as the purchase contract is within the parameters set forth.
- Approves the forms of documents that are needed to market, price and sell the bonds, including the BPC, Second Supplemental Indenture, Preliminary Limited Offering Memorandum (PLOM) and Continuing Disclosure Agreement (CDA).
- The parameters are attached to the Resolution and are not to exceed \$6 million, the maximum coupon rate is the maximum statutory rate, the Underwriting discount is 2%, the maturity date is the maximum allowed by law and the redemption provisions are as provided in the form of the bond.

Ms. Wilhelm recommended approval in substantial form.

On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, Resolution 2022-12, Delegating to the Chairman of the Board of Supervisors of Ocala Preserve Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Ocala Preserve Community Development District Capital Improvement Revenue Bonds, Series 2022 (2022 Project Area), as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2022 Bonds") in Order to Finance the 2022 Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2022 Bonds; Approving a Negotiated Sale of the Series 2022 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of Second Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2022 Bonds; Approving the Form of the Series 2022 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2022 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2022 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2022 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the 2022 Project; and Providing an Effective Date, in substantial form, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-13, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2022; Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the 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**

Ms. Suit presented Resolution 2022-13 and read the title.

Mr. Earlywine stated that Resolution 2022-13 finalizes the assessments in line with the final bond pricing and approves both the Second Supplemental Engineer's and Supplemental Special Assessment Methodology Reports and authorizes Staff to update the Resolution with the final Reports that will reflect the bond pricing.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2022-13, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2022; Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the 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.

SEVENTH ORDER OF BUSINESS

Consideration of Forms of Issuer's Counsel Documents

Mr. Earlywine presented the following Issuer's Counsel Documents and recommended approval in substantial form:

- A. Collateral Assignment**
- B. Completion Agreement**
- C. Declarations of Consent**
- D. Disclosure of Public Finance**
- E. True-Up Agreement**
- F. Notice of Special Assessments**

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Issuer's Counsel Documents, including the Collateral Assignment, Completion Agreement, Declarations of Consent, Disclosure of Public Finance, True-Up agreement and Notice of Special Assessments, all in substantial form, were approved.

**Consideration of FMSbonds Inc., Rule G-17
Disclosure Letter**

Ms. Suit presented the FMSbonds, Inc., Rule G-17 Disclosure Letter.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the FMSbonds Inc., Rule G-17 Disclosure Letter, was approved.

NINTH ORDER OF BUSINESS

**Update: Stormwater Needs Analysis
Report Draft**

Mr. Parrish stated the Stormwater Management Needs Analysis Report is in progress and would be completed before the June 30, 2022 due date.

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2022**

Ms. Suit presented the Unaudited Financial Statements as of April 30, 2022.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the Unaudited Financial Statements as of April 30, 2022, were accepted.

ELEVENTH ORDER OF BUSINESS

**Approval of May 6, 2022 Regular Meeting
Minutes**

Ms. Suit presented the May 6, 2022 Regular Meeting Minutes.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the May 6, 2022 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

Mr. Earlywine discussed the acquisition process, utility phase turnovers and timing of the Delegated Award Resolution with the Engineer's Report. He asked the Board to authorize acquisitions of any improvements that are in the Series 2022 Project set forth in the Engineer's Report.

On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, authorizing acquisition of any improvements or work product in the Series 2022 Project as set forth in the Engineer’s Report, authorizing Staff to prepare documents and authorizing the Chair to execute, was approved.

B. District Engineer: *Atwell, LLC*

Mr. Parrish stated that Phase 13 of the stormwater system will be turned over shortly; the as-builts were received yesterday and Staff will be processing the certifications to the County and the South Florida Water Management District (SFWMD). The material and professional services costs will be provided.

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

- **NEXT MEETING DATE: July 1, 2022 at 11:00 A.M.**
 - **QUORUM CHECK**

The July 1, 2022 was cancelled. The next meeting would be held on August 5, 2022.

THIRTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

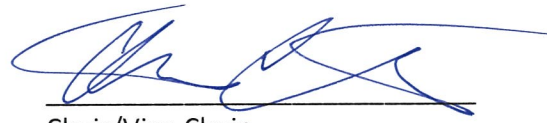
Adjournment

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 11:22 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair