

**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 5, 2023 at 11:11 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482.

Present at the meeting were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Ryan Zook	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 11:11 a.m.

Supervisors Moulton, Zook and Cotter were present. Supervisors Vincent and Roscoe were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024 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 2023-01. She stated that the proposed Fiscal Year 2024 budget is essentially identical to the adopted Fiscal Year 2023 budget and noted that on and off-roll assessments might change between now and when the Fiscal Year 2024 budget is adopted.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2023-01, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 4, 2023 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

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

Ms. Suit presented the Transition Letter to engage Jere Earlywine at Kutak Rock LLP.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, engagement of Jere Earlywine/Kutak Rock LLP for District Counsel Services, was ratified.

- **Consideration of Fee Agreement**

Asked if the fees are the same as for the other CDDs, Mr. Earlywine replied affirmatively.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Kutak Rock LLP Fee Agreement, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Ocala Preserve Association, Inc., CDD/HOA Maintenance Agreement

Mr. Earlywine reviewed the updates to the Agreement and requested approval in substantial form to incorporate additional changes recommended by Bond Counsel.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Ocala Preserve Association, Inc., CDD/HOA Maintenance Agreement, in substantial form, was approved.

SIXTH ORDER OF BUSINESS

Ratification of the Acquisition and Turnover of the Phase 12A Utilities Improvements

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Acquisition and Turnover of the Phase 12A Utilities Improvements, was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Marion County Property Appraiser Uniform Collection Agreement

Ms. Suit presented the Marion County Property Appraiser Uniform Collection Agreement.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Marion County Property Appraiser Uniform Collection Agreement, was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Supplemental Bill of Sale

Ms. Suit stated that this item was inadvertently included in the original agenda. The electronic version the Board Members received is correct.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Ms. Suit presented the Unaudited Financial Statements as of March 31, 2023.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

TENTH ORDER OF BUSINESS

Approval of August 5, 2022 Public Hearings and Regular Meeting Minutes

Ms. Suit presented the August 5, 2022 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the August 5, 2022 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Atwell, LLC

Mr. Parrish stated he is updating the Supplemental Engineer’s Report for the 2023 Project for Phases 8 and 12 for stormwater and water/sewer utility systems and working on formal Acceptance of 12B acquisition packages. He will forward his Report to Management next week so the Supplemental Methodology Report is prepared in time for the next meeting.

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

- **41 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: June 2, 2023 at 11:00 A.M.**
 - **QUORUM CHECK**

The next meeting will be held on June 2, 2023.

TWELFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

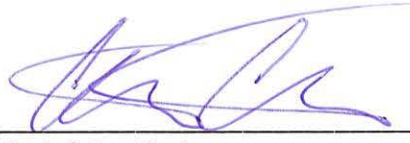
FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Mr. Zook, with all in favor, the meeting adjourned at 11:24 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair