

**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 3, 2024 at 11:00 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482.

Present were:

Christian Cotter
Mary Moulton
John Wiggins

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Jere Earlywine (via telephone)
Kara Disotell

District Manager
District Counsel
Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:05 a.m. Supervisors Cotter, Moulton and Wiggins were present. Supervisors Carmack and Zook were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Andre Carmack [Seat 3]; Term Expires November 2024

<p>On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the resignation of Mr. Andre Carmack, from Seat 3, was accepted.</p>
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FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3

Mr. Cotter nominated Ms. Kara Disotell to fill Seat 3. No other nominations were made.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the appointment of Ms. Kara Disotell to Seat 3, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided in a separate package)**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Disotell.

The following items were provided and explained to Ms. Disotell by Ms. Suit and Mr. Earlywine:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

Mr. Earlywine stated that Ms. Disotell should complete Form 8B to disclose her affiliation with the Landowner, which will be attached to meeting minutes, when necessary, should there be a conflict of interest.

Mr. Earlywine discussed the required ethics training, courses available, completion deadlines and reporting completion of the requirement.

FIFTH ORDER OF BUSINESS

Acceptance of Resignation of Resignation of Ryan Zook [Seat 5]; Term Expires November 2024

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the resignation of Mr. Ryan Zook, from Seat 5, was accepted.

SIXTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5

- **Administration of Oath of Office to Appointed Supervisor**

This item was deferred.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2024-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-01. Mr. Cotter nominated the following slate:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Kara Disotell	Assistant Secretary
John Wiggins	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Andre Carmack	Assistant Secretary
Ryan Zook	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, Resolution 2024-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2024-06,
Relating to the Amendment of the Annual
Budget for the Fiscal Year Beginning
October 1, 2023 and Ending September 30,
2024; and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-06. This is necessary because of the bond issuance in Fiscal Year 2024; this adds the Debt Service fund to the Fiscal Year 2024 budget, along with the change in the Development Plan.

Ms. Moulton asked for a list of the specific lots for Phases 1 and 2 so the Developer/Builder has the correct assessment amounts for each lot, when they are sold.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2024-06, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 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 2024-02. She reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, Resolution 2024-02, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 2, 2024 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.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Designating a Date, Time, and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

Ms. Suit presented Resolution 2024-03.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2024-03, Designating a Date, Time, and Location of November 5, 2024 at 11:00 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482, for a Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Ms. Suit presented Resolution 2024-04.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Ratifying, Confirming, and Approving the Sale of the Ocala Preserve Community Development District Capital Improvement Revenue Bonds, Series 2023; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding The Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2024-05 and read the title.

On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, Resolution 2024-05, Ratifying, Confirming, and Approving the Sale of the Ocala Preserve Community Development District Capital Improvement Revenue Bonds, Series 2023; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding The Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Consideration of Letter and Certificate Regarding Release Conditions

Ms. Suit presented the Letter and Certificate Regarding Release Conditions.

Mr. Earlywine explained that, with the issuance of the bonds, a certain amount of construction money is held back for the protection of the bond holders in the event of default. If there is no default and the release conditions are met, those funds can be released and used to reimburse the Developer for portions of the project that the Developer previously funded. Since the required conditions were met for the Series 2023 bonds for the 2023 Project Area, this authorizes the Trustee to release funds from the reserve fund for transfer to the construction account.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Letter and Certificate Regarding Release Conditions, were approved.

FOURTEENTH ORDER OF BUSINESS

Ratification Items

Ms. Suit presented the following:

- A. Acquisition of Phase 8 and 12 Improvements**
- B. Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement**
- C. Quit Claim Deed (Developer to CDD)**

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Acquisition of Phase 8 and 12 Improvements, Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement, and Quit Claim Deed from the Developer to the CDD, were ratified.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

SIXTEENTH ORDER OF BUSINESS

Approval of Minutes

- A. September 11, 2024 Special Meeting**

B. September 14, 2023 Public Hearings and Regular Meeting

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the September 11, 2024 Special Meeting and September 14, 2023 Public Hearings and Regular Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated that the next bond issuance will likely not occur until 2025; once Phase 10 is under construction.

B. District Engineer: Atwell, LLC

There was no report.

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

- **NEXT MEETING DATE: June 7, 2024 at 11:00 A.M.**

- **QUORUM CHECK**

Ms. Suit stated the June 7, 2024 meeting will be cancelled. The next meeting will be held on August 2, 2024.

EIGHTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

NINETEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the meeting adjourned at 11:32 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair