

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

The Board of Supervisors of the Ocala Preserve Community Development District held a Special Meeting on July 12, 2024 at 11:30 a.m., or as soon thereafter as the matter may be heard, at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482.

Present were:

Mary Moulton
John Wiggins
Kara Disotell

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Jere Earlywine (via telephone)
Ethan Mellish

District Manager
District Counsel
Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:58 a.m.

Supervisors Moulton, Disotell and Wiggins were present. Supervisor Cotter was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment of Ethan Mellish to
Fill Unexpired Term of Seat 5; Term Expires
November 2024**

Mr. Wiggins nominated Mr. Ethan Mellish to fill Seat 5.

No other nominations were made.

On MOTION by Mr. Wiggins and seconded by Ms. Disotell, with all in favor, the appointment of Mr. Ethan Mellish to Seat 5, Term Expires November 2024, was approved.

- **Administration of Oath of Office (the following will also be provided in a separate package)**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Ethan Mellish. The following items were provided and explained during the Ridge at Heath Brook CDD meeting held just prior to this meeting:

- 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**

FOURTH ORDER OF BUSINESS

Acceptance of Resignation of Mary Moulton [Seat 2]; Term Expires November 2026

Ms. Suit presented Ms. Mary Moulton's resignation letter.

On MOTION by Mr. Wiggins and seconded by Ms. Disotell, with all in favor, the resignation of Ms. Mary Moulton, from Seat 2, was accepted.

FIFTH ORDER OF BUSINESS

Consider Appointment of Joshua Tepper to Fill Unexpired Term of Seat 2

Mr. Wiggins nominated Mr. Joshua Tepper to fill Seat 2.

No other nominations were made.

On MOTION by Mr. Wiggins and seconded by Mr. Mellish, with all in favor, the appointment of Mr. Joshua Tepper to Seat 2, Term Expires November 2026, was approved.

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

This item was deferred.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-07,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-05. Mr. Wiggins nominated the following slate:

| | |
|------------------|---------------------|
| Christian Cotter | Chair |
| John Wiggins | Vice Chair |
| Kara Disotell | Assistant Secretary |
| Ethan Mellish | Assistant Secretary |

No other nominations were made.

This Resolution removes the following from the Board:

| | |
|--------------|------------|
| Mary Moulton | Vice Chair |
|--------------|------------|

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. Mellish, with all in favor, Resolution 2024-07, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Presentation of Audited Annual Financial
Report for the Fiscal Year Ended
September 30, 2023, Prepared by Grau &
Associates**

Ms. Suit presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023. There were no findings, recommendations, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2024-08,
Hereby Accepting the Audited Financial
Report for the Fiscal Year Ended
September 30, 2023**

**On MOTION by Mr. Wiggins and seconded by Mr. Mellish, with all in favor,
Resolution 2024-08, Hereby Accepting the Audited Financial Report for the
Fiscal Year Ended September 30, 2023, was adopted.**

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of May 31, 2024**

**On MOTION by Mr. Wiggins and seconded by Mr. Mellish, with all in favor, the
Unaudited Financial Statements as of May 31, 2024, were accepted.**

TENTH ORDER OF BUSINESS

**Approval of May 3, 2024 Regular Meeting
Minutes**

**On MOTION by Mr. Wiggins and seconded by Mr. Mellish, with all in favor, the
May 3, 2024 Regular Meeting Minutes, as presented, were approved.**

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine recalled a prior real estate transaction related to an earlier bond issuance. There were some errors in the associated Legal Description so, to correct that, the legal is being swapped back to Forestar and then Forestar will give the CDD the stormwater ponds with the platted legals. That transaction was vetted by Forestar's Legal Counsel and others and the documents are expected to be signed this week and will be ready for the next bond issuance.

B. District Engineer: Atwell, LLC

There was no report.

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

- **236 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: August 2, 2024 at 11:00 AM [Adoption of Fiscal Year 2025 Budget]**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments


No members of the public spoke.

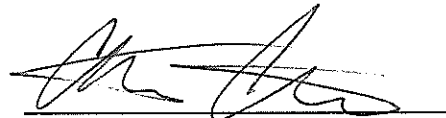
FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Wiggins and seconded by Mr. Mellish, with all in favor, the meeting adjourned at 12:04 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair