

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

The Board of Supervisors of the Ocala Preserve Community Development District held a Public Hearing and Regular Meeting on August 2, 2024 at 11:00 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482.

**Present:**

Christian Cotter	Chair
John Wiggins	Vice Chair
Kara Disotell (via telephone)	Assistant Secretary
Joshua Tepper	Assistant Secretary

**Also present:**

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:00 a.m. The Oath of Office was administered to Mr. Joshua Tepper before the meeting.

Supervisors Cotter, Wiggins and Tepper were present. Supervisor Disotell attended via telephone. Supervisor Mellish was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Joshua Tepper [Seat 2]; Term Expires November 2026 (the following will also be provided in a separate package)**

This item was addressed during the First Order of Business. Mr. Tepper is familiar with the following:

- 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****Consideration of Resolution 2024-09,  
Electing and Removing Officers of the  
District and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-09. Mr. Cotter nominated the following slate:

Christian Cotter	Chair
John Wiggins	Vice Chair
Kara Disotell	Assistant Secretary
Ethan Mellish	Assistant Secretary
Joshua Tepper	Assistant Secretary

No other nominations were made.

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. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2024-09, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS****Public Hearing on Adoption of Fiscal Year  
2024/2025 Budget**

- A. Affidavit of Publication

- B. Consideration of Resolution 2024-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

**On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Public Hearing was opened.**

Ms. Suit presented Resolution 2024-10. She reviewed the proposed Fiscal Year 2025 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

No affected property owners or members of the public spoke.

**On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2024-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

#### **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2024-11.

**On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2024-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS****Presentation of Audited Annual Financial Report for 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.

**A. Consideration of Resolution 2024-12, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2023**

**On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2024-12, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.**

**EIGHTH ORDER OF BUSINESS****Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Earlywine presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Ms. Suit stated that Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

**On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.**

**NINTH ORDER OF BUSINESS****Ratification Items**

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 was swapped back to Forestar and then Forestar gave the CDD the stormwater ponds with the platted legals. He presented the following related to the recent real estate land swap transaction and stormwater ponds:

- A. Letter Agreement for Real Estate Rights**
- B. Quit Claim Deed from The District to the Developer (Corrective Land Swap)**
- C. Acceptance of Special Warranty Deed from the Developer to the District (Stormwater Ponds)**

**On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, the Letter Agreement for Real Estate Rights, Quit Claim Deed from The District to the Developer (Corrective Land Swap) and Acceptance of Special Warranty Deed from the Developer to the District (Stormwater Ponds), were ratified.**

**TENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of June 30, 2024**

**On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.**

**ELEVENTH ORDER OF BUSINESS****Approval of July 12, 2024 Special Meeting Minutes**

**On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the July 12, 2024 Special Meeting Minutes, as presented, were approved.**

**TWELFTH ORDER OF BUSINESS****Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Discussion ensued regarding potential bond issuance in Fiscal Year 2025.

**B. District Engineer: Atwell, LLC**

There was no report.

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

- **NEXT MEETING DATE: September 6, 2024 at 11:00 AM**

- **QUORUM CHECK**

The September 6, 2024 meeting will be canceled.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 11:14 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair