

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

The Board of Supervisors of the Ocala Preserve Community Development District held a Regular Meeting on April 4, 2025 at 11:00 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482.

Present:

Christian Cotter
John Wiggins
Kara Disotell
Ethan Mellish

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Ashley Ligas (via telephone)
Alex Gormley

District Manager
District Counsel
Regional Director of Operations, Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:01 a.m. She stated the Oath of Office will be administered to the elected Supervisors who were elected at the November 2024 Landowners' Election during the Third Order of Business.

Supervisor Cotter, and Supervisors-Elect Disotell, Wiggins and Mellish, were present. Supervisor Tepper was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors (Kara Disotell - Seat 3, John Wiggins - Seat 4, Ethan Mellish - Seat 5) (the following will 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. Kara Disotell, Mr. John Wiggins and Mr. Ethan Mellish. All are 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 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Suit presented Resolution 2025-01 and recapped the results of the Landowners' Election, as follows:

Seat 3	Kara Disotell	321 votes	4-Year Term
Seat 4	John Wiggins	321 votes	4-Year Term
Seat 5	Ethan Mellish	320 votes	2-Year Term

On MOTION by Mr. Cotter and seconded by Ms. Disotell, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Resignation of Joshua Tepper [Seat 2]

Ms. Suit presented Mr. Joshua Tepper's resignation.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the resignation of Mr. Joshua Tepper from Seat 2, was accepted.

SIXTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2026

This item was deferred.

- **Administration of Oath of Office**

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2025-02. Mr. Cotter 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:

Joshua Tepper	Assistant Secretary
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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

<p>On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.</p>

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 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 2025-03. She noted that the proposed Fiscal Year 2026 budget is unchanged compared to Fiscal Year 2025, with the exception of the “Unbudgeted Expense” which represents a reimbursement to Forestar.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 1, 2025 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.

NINTH ORDER OF BUSINESS**Discussion/ Consideration: Project Completion Resolutions**

- A. Consideration of Resolution 2025-04, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date [PROJECT COMPLETION RESOLUTION FOR 2023 PROJECT]**

Ms. Suit stated this Resolution pertains to the 2021 Project, rather than the 2023 Project.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2025-04, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Authorizing a Mutual Release; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date [PROJECT COMPLETION RESOLUTION FOR 2021 PROJECT], was adopted.

Ms. Ligas discussed an error in the Supplemental Indenture, which requires that all homes within the CDD must be sold to release the reserve accounts; this condition was meant to apply to the Assessment Area and not the entire CDD. Staff is working with Bond Counsel to draft an Amendment to the Supplemental Indenture to correct this issue.

Discussion ensued regarding whether to defer adoption of Resolution 2025-04 until the next meeting.

Ms. Suit stated the next meeting will be on August 1, 2025 and suggested the Chair be authorized to execute the revised Resolution outside of a meeting and have it ratified at the next meeting.

Ms. Ligas stated the Board can adopt Resolution 2025-04, subject to receipt of the Amendment to the Supplemental Indenture is received to clarify that the release condition was related to the Assessment Area, and not the entire project.

Ms. Suit stated, given the situation, Resolution 2025-04 will be deferred and the Resolution with the updated Supplemental Trust Indenture and any other necessary updated documents will be sent to Mr. Cotter for execution outside of a meeting. Resolution 2025-04 will then be ratified at the next meeting.

B. Consideration of Resolution 2025-05, Authorizing District Staff to Confirm the Satisfaction of the Release Conditions of the Capital Improvement Revenue Bonds, Series 2023 (2023 Project Area) and, Upon Satisfaction, Authorizing the Release of the Debt Service Reserve Funds into the Series 2023 Acquisition and Construction Account; Authorizing a Requisition for Payment of the Balance of the 2023 Acquisition and Construction Account; Providing Additional Authorization; and Providing for Severability, Conflicts, and an Effective Date

Ms. Ligas stated that Resolution 2025-05 is related to declaring the Series 2023 Project complete and integrates the District Engineer's Certificate, the District Manager's Certificate and directs the District Manager's Office to inform the Trustee and release any additional reserve funds available into the Construction Account to pay final invoices for the project goal.

<p>On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2025-05, Authorizing District Staff to Confirm the Satisfaction of the Release Conditions of the Capital Improvement Revenue Bonds, Series 2023 (2023 Project Area) and, Upon Satisfaction, Authorizing the Release of the Debt</p>
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Service Reserve Funds into the Series 2023 Acquisition and Construction Account; Authorizing a Requisition for Payment of the Balance of the 2023 Acquisition and Construction Account; Providing Additional Authorization; and Providing for Severability, Conflicts, and an Effective Date, was adopted.

C. Discussion: Project Completion Resolutions for 2021 Project

This item was discussed following Item 9A.

TENTH ORDER OF BUSINESS

Consideration of Atwell LLC Proposal for Surveying Services (to be provided under separate cover)

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Ratification Items

Ms. Suit presented the following:

- A. Fiscal Year 2025 Deficit Funding Agreement**
- B. Funding Request #17: Ciraco Underground, Inc. [\$391,777.00]**
- C. Funding Request #18: UES Professional Services LLC [\$25,863.75]**

On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, the Fiscal Year 2025 Deficit Funding Agreement to fund \$417,000 for the depressions; Ciraco Underground, Inc. Funding Request #17 for \$391,777.00; and UES Professional Services LLC Funding Request #18 for \$25,863.75, were ratified.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of Minutes

- A. August 2, 2024 Public Hearing and Regular Meeting**

B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, the August 2024 Public Hearing and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.

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

Ms. Ligas will advise when the Amendment to the Supplemental Indenture for the Series 2021 Project is available, so the Resolution can be executed and Construction Account Releases can proceed for both series of bonds.

B. District Engineer: Atwell, LLC

There was no report.

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

- **NEXT MEETING DATE: May 2, 2025 at 11:00 AM**
 - **QUORUM CHECK**

The May 2, 2025 meeting will be canceled. The next meeting will be on August 1, 2025.

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

There were no Board Members' comments or requests.

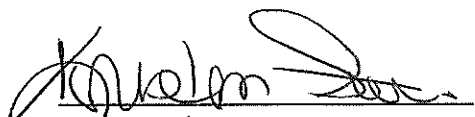
SIXTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 11:13 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair