

# **OCALE PRESERVE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**October 3, 2025**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**OCALE PRESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Ocala Preserve Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**  
<https://ocalapreservecdd.net/>

September 26, 2025

Board of Supervisors  
Ocala Preserve Community Development District

Dear Board Members:

The Board of Supervisors of the Ocala Preserve Community Development District will hold a Regular Meeting on October 3, 2025 at 11:00 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment of Roger Van Auker to Fill Unexpired Term of Seat 2; *Term Expires November 2026*
  - Administration of Oath of Office (*the following will be provided under separate cover*)
  - 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
4. Acceptance of Resignation from Ethan Mellish [Seat 5]
5. Consider Appointment of Alex Madison to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
  - Administration of Oath of Office
6. Acceptance of Resignation from John Wiggins [Seat 4]
7. Consider Appointment of Shelley Kaercher to Fill Unexpired Term of Seat 4; *Term Expires November 2028*
  - Administration of Oath of Office

**ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

8. Acceptance of Resignation from Christian Cotter [Seat 1]
9. Consider Appointment of Robyn Bronson to Fill Unexpired Term of Seat 1; *Term Expires November 2026*
  - Administration of Oath of Office
10. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date
11. Acceptance of Unaudited Financial Statements as of August 31, 2025
12. Approval of September 5, 2025 Public Hearing and Regular Meeting Minutes
13. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Atwell, LLC*
    - Consideration: Proposal for Surveying Services
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - FY2026 Insurance Property Schedule
    - NEXT MEETING DATE: November 7, 2025 at 11:00 AM

○ QUORUM CHECK

SEAT 1	ROBYN BRONSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ROGER VAN AUKE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KARA DISOTELL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	SHELLEY KAERCHER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ALEX MADISON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Board Members' Comments/Requests
15. Public Comments
16. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,



Kristen Suit  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 943 865 3730**

# **OCALE PRESERVE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**3**

**OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

**ACKNOWLEDGMENT OF OATH BEING TAKEN**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing oath was administered before me before me by means of ☐ physical presence or ☐ online notarization on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Ocala Preserve Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_

-----  
MAILING ADDRESS: ☐ Home ☐ Office County of Residence \_\_\_\_\_

\_\_\_\_\_  
Street Phone Fax

\_\_\_\_\_  
City, State, Zip Email Address

# **Ocala Preserve**

## **COMMUNITY DEVELOPMENT DISTRICT**

**4**

**NOTICE OF TENDER OF RESIGNATION**

To: Board of Supervisors  
Ocala Preserve Community Development District Attn:  
District Manager  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

From: Ethan Mellish  
Printed Name

Date: 09/25/2025  
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Ocala Preserve Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ personally presented at a duly noticed meeting of the Board of Supervisors, ☐ scanned and electronically transmitted to [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) or ☐ faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

  
\_\_\_\_\_  
Signature



# **OCALE PRESERVE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **10**

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OCALA  
PRESERVE COMMUNITY DEVELOPMENT DISTRICT ELECTING AND  
REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN  
EFFECTIVE DATE.**

**WHEREAS**, the Ocala Preserve Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the District’s Board of Supervisors of the District desires to elect and remove certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE OCALA PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT:**

**SECTION 1.** The following is/are elected as Officer(s) of the District effective October 3, 2025:

_____	is appointed Chair
_____	is appointed Vice Chair
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of October 3, 2025:

<u>Ethan Mellish</u>	<u>Assistant Secretary</u>
<u>John Wiggins</u>	<u>Vice Chair</u>
<u>Christian Cotter</u>	<u>Chair</u>

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Jordan Lansford is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of October, 2025.

ATTEST:

**OCALA PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**OCALE PRESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2025**

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2025**

	General Fund	Debt Service Fund 2021	Debt Service Fund 2023	Capital Projects Fund 2023	Total Governmental Funds
<b>ASSETS</b>					
Cash	\$ 89,562	\$ -	\$ -	\$ -	\$ 89,562
Investments					
Revenue	-	202,280	175,329	-	377,609
Reserve	-	53,526	93,612	-	147,138
Capitalized interest	-	-	146	-	146
Construction	-	-	-	5,371	5,371
Prepayment	-	27,040	16,365	-	43,405
Due from Landowner	-	-	114,405	-	114,405
Due from DR Horton	-	-	23,298	-	23,298
Total assets	<u>\$ 89,562</u>	<u>\$ 282,846</u>	<u>\$ 423,155</u>	<u>\$ 5,371</u>	<u>\$ 800,934</u>
<b>LIABILITIES AND FUND BALANCES</b>					
Liabilities:					
Accounts payable	\$ 4,901	\$ -	\$ -	\$ -	\$ 4,901
Due to Landowner	48	3,816	-	-	3,864
Landowner advance	6,000	-	-	-	6,000
Total liabilities	<u>10,949</u>	<u>3,816</u>	<u>-</u>	<u>-</u>	<u>14,765</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred receipts	-	-	137,703	-	137,703
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>137,703</u>	<u>-</u>	<u>137,703</u>
Fund balances:					
Restricted for:					
Debt service	-	279,030	285,452	-	564,482
Capital projects	-	-	-	5,371	5,371
Unassigned	78,614	-	-	-	78,614
Total fund balances	<u>78,614</u>	<u>279,030</u>	<u>285,452</u>	<u>5,371</u>	<u>648,467</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 89,563</u>	<u>\$ 282,846</u>	<u>\$ 423,155</u>	<u>\$ 5,371</u>	<u>\$ 800,935</u>

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 75,896	\$ 74,982	101%
Developer assessment	-	34,057	34,057	100%
Landowner contribution	-	417,641	-	N/A
Total revenues	-	527,594	109,039	484%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	44,000	48,000	92%
Legal	-	4,474	22,000	20%
Engineering	-	-	2,200	0%
Audit	-	6,200	6,000	103%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	1,833	2,000	92%
EMMA software services	-	1,000	1,000	100%
Trustee - Series 2021	-	4,031	4,750	85%
Trustee - Series 2022	-	4,031	4,750	85%
Debt service fund accounting	250	2,750	3,000	92%
Telephone	17	183	200	92%
Postage	77	313	500	63%
Printing & binding	42	458	500	92%
Legal advertising	349	789	1,500	53%
Annual special district fee	-	175	175	100%
Insurance	-	5,814	6,200	94%
Contingencies/bank charges	88	974	2,000	49%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Unbudgeted expense	-	417,642	-	N/A
Total professional & administrative	4,990	495,372	106,690	464%
<b>Other fees &amp; charges</b>				
Tax collector	-	1,507	2,343	64%
Total other fees & charges	-	1,507	2,343	64%
Total expenditures	4,990	496,879	109,033	456%
Excess/(deficiency) of revenues over/(under) expenditures	(4,990)	30,715	6	
Fund balances - beginning	83,604	47,899	20,205	
Fund balances - ending	\$ 78,614	\$ 78,614	\$ 20,211	

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 226,092	\$ 223,580	101%
Assessment prepayments	26,090	141,525	-	N/A
Interest	1,031	8,009	-	N/A
Total revenues	<u>27,121</u>	<u>375,626</u>	<u>223,580</u>	168%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	85,000	85,000	100%
Prepayment	60,000	115,000	-	N/A
Interest	516	125,947	125,431	100%
Total debt service	<u>60,516</u>	<u>325,947</u>	<u>210,431</u>	155%
<b>Other fees &amp; charges</b>				
Tax collector	-	4,489	6,987	64%
Total other fees and charges	<u>-</u>	<u>4,489</u>	<u>6,987</u>	64%
Total expenditures	<u>60,516</u>	<u>330,436</u>	<u>217,418</u>	152%
Excess/(deficiency) of revenues over/(under) expenditures	(33,395)	45,190	6,162	
Fund balances - beginning	312,425	233,840	222,465	
Fund balances - ending	<u>\$ 279,030</u>	<u>\$ 279,030</u>	<u>\$ 228,627</u>	



**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2023  
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 391,759	\$ 388,147	101%
Assessment prepayments	13,476	117,508	-	N/A
Interest	951	9,849	-	N/A
Total revenues	<u>14,427</u>	<u>519,116</u>	<u>388,147</u>	134%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	75,000	75,000	100%
Prepayment	25,000	195,000	-	N/A
Interest	364	294,117	296,555	99%
Tax collector	-	7,777	12,130	64%
Total expenditures	<u>25,364</u>	<u>571,894</u>	<u>383,685</u>	149%
Excess/(deficiency) of revenues over/(under) expenditures	(10,937)	(52,778)	4,462	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer out	-	(2,946)	-	N/A
Total other financing sources	<u>-</u>	<u>(2,946)</u>	<u>-</u>	N/A
Net change in fund balances	(10,937)	(55,724)	4,462	
Fund balances - beginning	296,389	341,176	342,280	
Fund balances - ending	<u>\$ 285,452</u>	<u>\$ 285,452</u>	<u>\$ 346,742</u>	

**OCALA PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2023  
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 17	\$ 93
Total revenues	<u>17</u>	<u>93</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	17	93
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	2,946
Total other financing sources/(uses)	<u>-</u>	<u>2,946</u>
Net change in fund balances	17	3,039
Fund balances - beginning	5,354	2,332
Fund balances - ending	<u>\$ 5,371</u>	<u>\$ 5,371</u>

**OCALE PRESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**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 September 5, 2025 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
Ethan Mellish	Assistant Secretary

**Also present:**

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
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.

Supervisor Cotter, Wiggins and Mellish, were present. Supervisor Disotell was absent. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD 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 (the following will be provided under separate cover)**
  - 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 2025-08, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-08. Mr. Cotter nominated the following slate:

Christian Cotter	Chair
John Wiggins	Vice Chair
Kara Disotell	Assistant Secretary
Ethan Mellish	Assistant Secretary
Jordan Lansford	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 2025-08, 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 2025/2026 Budget**

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

**A. Affidavit of Publication**

**B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-09. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 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. Mellish, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Cotter and seconded by Mr. Mellish, with all in favor, Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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 2025-10.

**On MOTION by Mr. Cotter and seconded by Mr. Mellish, with all in favor, Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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**

**Consideration of Resolution 2025-11, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-11. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

**On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2025-11, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**

Ms. Suit presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**A. Consideration of Resolution 2025-12, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

**On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2025-12, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

**On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.**

**TENTH ORDER OF BUSINESS****Consideration of Project Completion Resolutions**

**A. Resolution 2025-13, Approving the First Amendment to First Supplemental Trust Indenture Between the District and U.S. Bank Trust Company, National Association, as Successor Trustee, Relating to the District's Capital Improvement Revenue Bonds, Series 2021 (2021 Project Area); Authorizing the Chairman or Vice Chairman and the Secretary or Assistant Secretary to Execute and Deliver the Amendment; and Providing an Effective Date of this Resolution**

Mr. Earlywine presented Resolution 2025-13. This Resolution amends the wording of the First Supplemental Trust Indenture to state that the funds related to the Series 2021 bonds will be released when all homes within the 2021 Assessment Area are closed, instead of when all homes within the CDD are closed.

**On MOTION by Mr. Wiggins and seconded by Mr. Mellish, with all in favor, Resolution 2025-13, Approving the First Amendment to First Supplemental Trust Indenture Between the District and U.S. Bank Trust Company, National Association, as Successor Trustee, Relating to the District's Capital Improvement Revenue Bonds, Series 2021 (2021 Project Area); Authorizing the Chairman or Vice Chairman and the Secretary or Assistant Secretary to Execute and Deliver the Amendment; and Providing an Effective Date of this Resolution, was adopted.**



**B. Resolution 2025-14, 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]**

Mr. Earlywine presented Resolution 2025-14 and reviewed the sections of the Revolution. This Resolution accomplishes the following with regard to the 2021 Project:

- Declares the Project complete for the purposes of the assessments; essentially that the property owners received the benefits of the project sufficient to support the assessment levy.
- Triggers the release and/or payment of any remaining bond funds.
- Recognizes that all the project components have been conveyed to the CDD and the permits were transferred.

**On MOTION by Mr. Cotter and seconded by Mr. Mellish, with all in favor, Resolution 2025-14, 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.**

**C. Resolution 2025-15, Authorizing District Staff to Confirm the Satisfaction of the Release Conditions of the Capital Improvement Revenue Bonds, Series 2021 (2021 Project Area) and, Upon Satisfaction, Authorizing the Release of the Debt Service Reserve Funds Into the Series 2021 Acquisition and Construction Account; Authorizing a Requisition for Payment of the Balance of the 2021 Acquisition and Construction Account; Providing Additional Authorization; and Providing for Severability, Conflicts, and an Effective Date**

Mr. Earlywine presented Resolution 2025-15. This Resolution accomplishes the following:

- 213 ➤ Authorizes release of the reserve account once the required conditions are met.
- 214 ➤ Authorizes Staff to process the requisition related to it.

215 **On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor,**  
216 **2025-15, Authorizing District Staff to Confirm the Satisfaction of the Release**  
217 **Conditions of the Capital Improvement Revenue Bonds, Series 2021 (2021**  
218 **Project Area) and, Upon Satisfaction, Authorizing the Release of the Debt**  
219 **Service Reserve Funds Into the Series 2021 Acquisition and Construction**  
220 **Account; Authorizing a Requisition for Payment of the Balance of the 2021**  
221 **Acquisition and Construction Account; Providing Additional Authorization; and**  
222 **Providing for Severability, Conflicts, and an Effective Date, was adopted.**

- 223
- 224
- 225 **D. Resolution 2025-16, Authorizing District Staff to Confirm the Satisfaction of the**  
226 **Release Conditions of the Capital Improvement Revenue Bonds, Series 2023 (2023**  
227 **Project Area) and, Upon Satisfaction, Authorizing the Release of the Debt Service**  
228 **Reserve Funds into the Series 2023 Acquisition and Construction Account; Authorizing**  
229 **a Requisition for Payment of the Balance of the 2023 Acquisition and Construction**  
230 **Account; Providing Additional Authorization; and Providing for Severability, Conflicts,**  
231 **and an Effective Date**

232 Mr. Earlywine presented Resolution 2025-16. With regard to the Series 2023 bond 2023  
233 Project Area, this Resolution authorizes release of the reserve account once the required  
234 conditions are met.

235 **On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor,**  
236 **Resolution 2025-16, Authorizing District Staff to Confirm the Satisfaction of the**  
237 **Release Conditions of the Capital Improvement Revenue Bonds, Series 2023**  
238 **(2023 Project Area) and, Upon Satisfaction, Authorizing the Release of the Debt**  
239 **Service Reserve Funds into the Series 2023 Acquisition and Construction**  
240 **Account; Authorizing a Requisition for Payment of the Balance of the 2023**  
241 **Acquisition and Construction Account; Providing Additional Authorization; and**  
242 **Providing for Severability, Conflicts, and an Effective Date, was adopted.**

243

244

245 **ELEVENTH ORDER OF BUSINESS**

246 **Consideration of Resolution 2025-17,**  
247 **Designating Dates, Times and Locations for**  
248 **Regular Meetings of the Board of**  
**Supervisors of the District for Fiscal Year**

**2025/2026 and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-17. She stated that meetings will be held on the first Friday of the month at 11:00 a.m., as needed.

**On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2025-17, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.**

**TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2025**

**On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.**

**THIRTEENTH ORDER OF BUSINESS**

**Approval of April 4, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the April 4, 2025 Regular Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

- Legislative Update**

Mr. Earlywine noted the 35-day advertising requirement related to rulemaking. There is nothing at this time of significant impact to the CDD.

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

- Consideration: Proposal for Surveying Services**

There was no report.

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

- 380 Registered Voters in District as of April 15, 2025**

- NEXT MEETING DATE: TBD**

286                   ○       **QUORUM CHECK**

287

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

289

290               There were no Board Members' comments or requests.

291

292   **SIXTEENTH ORDER OF BUSINESS**                               **Public Comments**

293

294               No members of the public spoke.

295

296   **SEVENTEENTH ORDER OF BUSINESS**                               **Adjournment**

297

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

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304                               [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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306  
307  
308  
309

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Secretary/Assistant Secretary

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Chair/Vice Chair

**OCALE PRESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

## PROPERTY SCHEDULE

[illegible]

OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>The Club at Ocala Preserve, 4021 NW 53rd Avenue, Ocala, Florida 34482</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2025	Regular Meeting	11:00 AM
November 7, 2025	Regular Meeting	11:00 AM
December 5, 2025	Regular Meeting	11:00 AM
January 2, 2026	Regular Meeting	11:00 AM
February 6, 2026	Regular Meeting	11:00 AM
March 6, 2026	Regular Meeting	11:00 AM
April 3, 2026	Regular Meeting	11:00 AM
May 1, 2026	Regular Meeting	11:00 AM
June 5, 2026	Regular Meeting	11:00 AM
August 7, 2026	Regular Meeting	11:00 AM
September 4, 2026	Regular Meeting	11:00 AM