

# MINUTES OF SPECIAL MEETING OSCEOLA CHAIN OF LAKES COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Osceola Chain of Lakes Community Development District was held Monday, June 25, 2018, at 1:30 p.m. at the District office, 313 Campus Street, Celebration, FL 34747.

Present and constituting a quorum were:

Anthony Iorio	Chairman
Ryan Kahn	Vice Chairman
Kimberly Locher	Assistant Secretary
Nihit Patel	Assistant Secretary

Also present were:

Gary Moyer	Manager: Moyer Management Group
Sarah Sandy	Attorney: Hopping Green & Sams
Nicole Stalder	Engineer: Dewberry

## FIRST ORDER OF BUSINESS

### Call to Order

Mr. Iorio called the meeting to order at 1:30 p.m.

## SECOND ORDER OF BUSINESS

### Roll Call

Mr. Iorio called the roll and stated a quorum was present for the meeting.

## THIRD ORDER OF BUSINESS

### Public Comment Period

There being none, the next order of business followed.

## FOURTH ORDER OF BUSINESS

### Administrative Matters

#### A. Oath of Office for Mr. Iorio

Mr. Moyer stated for the record, I am a Notary of the State of Florida, and as such, I can administer oaths of office.

Mr. Moyer administered the oath of office to Mr. Iorio.

Mr. Moyer stated once Mr. Iorio signs the written oath of office, I will notarize and make it part of the minutes of today's meeting.

#### B. Appointment to Fill Unexpired Terms of Office for Seat 5 (November 2019)

Mr. Moyer stated we still have a vacancy on the Board that needs to be filled by appointment. If you are in a position to do that at today's meeting, that is fine. If you would like to postpone it until a future meeting, we can do that, also.

Mr. Iorio stated let us postpone it.

#### C. Oath of Office for Newly Appointed Supervisors

This item not being considered, the next item followed.

**D. Consideration of Resolution 2018-37, Designating Officers**

Mr. Moyer read Resolution 2018-37 into the record by title.

Mr. Moyer stated I serve as Secretary and Treasurer. We are looking for Supervisors to serve as Chairman and Vice Chairman. Traditionally, we have made all other Board members Assistant Secretaries. It would be appropriate for the Board to consider the appointment of a Chairman.

On MOTION by Mr. Kahn, seconded by Mr. Patel, with all in favor, approval was given to appoint Mr. Iorio as Chairman.

On MOTION by Mr. Iorio, seconded by Mr. Patel, with all in favor, approval was given to appoint Mr. Kahn as Vice Chairman.

Mr. Iorio stated Mr. Moyer is already Secretary and Treasurer.

On MOTION by Mr. Kahn, seconded by Mr. Patel, with all in favor, approval was given to appoint Ms. Locher and Mr. Patel as Assistant Secretaries.

**FIFTH ORDER OF BUSINESS**

**Consideration of Acquisition of Offsite Utility Improvements**

Ms. Sandy stated the developer has notified the District that certain improvements in the project are ready for acquisition by the District. Some offsite utilities are substantially complete. I think we are still waiting on the City of Saint Cloud to sign off. Some wetland mitigation fees have been paid in the amount of \$333,500, as well as some engineering services. We would prorate a portion of that contract for the amount to be allocated to phases 1 and 2 since the Series 2018 project covers the improvements for phases 1 and 2. The engineer has reviewed these improvements and confirmed they are part of the Series 2018 project. We are working to confirm that the acquisition values are fair and reasonable.

On MOTION by Mr. Iorio, seconded by Mr. Kahn, with all in favor, unanimous approval was given to approve the acquisition of offsite utilities in an amount not to exceed \$200,000, wetland mitigation fees in an amount not to exceed \$350,000, and engineering services in an amount not to exceed \$210,000, subject to receipt of documentation required under the acquisition agreement.

Ms. Sandy stated I would also ask the Board to authorize the Chairman to execute any documentation needed to convey the offsite utilities to the City of Saint Cloud.

On MOTION by Ms. Locher, seconded by Mr. Kahn, with all in favor, unanimous approval was given to authorize the Chairman to execute any documentation needed to convey the offsite utilities to the City of Saint Cloud.

**SIXTH ORDER OF BUSINESS**

**Consideration of Requisition #1 for Phase 1  
Electrical Service Improvements**

Ms. Sandy stated this requisition is for offsite electrical utility relocation. It is the bill received from OUC for those services. This is not an improvement acquisition by the District; it is just the District paying for the services, so we will not receive all the normal documentation we normally would when the District acquires an improvement.

On MOTION by Mr. Kahn, seconded by Mr. Patel, with all in favor, unanimous approval was given to requisition #1 for phase 1 offsite electrical utility relocation in the amount of \$60,193.35.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Iorio stated I would like to thank our legal counsel and engineer for helping put these packages together and for helping me get up to speed with things.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

There being none, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

- The next meeting is scheduled for July 11, 2018, at 1:30 p.m.

On MOTION by Ms. Locher, seconded by Mr. Kahn, with all in favor, the meeting adjourned at 1:40 p.m.

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Gary L. Moyer, Secretary

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Anthony Iorio, Chairman