

OSCEOLA CHAIN OF LAKES
COMMUNITY DEVELOPMENT DISTRICT
MINUTES OF MEETING

The regular meeting of the Osceola Chain of Lakes Community Development District was held Wednesday, January 5, 2022 at 1:30 p.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

Tony Iorio	Chairman by phone
Jason Lonas	Vice Chairman
Doug Beasley	Assistant Secretary
Tim Tassone	Assistant Secretary
Kimberly Locher	Assistant Secretary

Also present were:

George Flint	District Manager
Sarah Sandy	District Counsel by phone
Chris Allen	District Engineer by phone
Alan Scheerer	Field Operations

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 3, 2021 Meeting

On MOTION by Mr. Lonas seconded by Ms. Locher with all in favor the minutes of the November 3, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Business Matters

A. Consideration of Trash Removal Agreement with The Lake Doctors, Inc.

Mr. Scheerer stated I met with several residents who were concerned with the amount of construction debris and trash located in and around the ponds. The Lake Doctors agreed that for the sum of \$600 they would clean up everything outside the littoral plantings and in and around the middle of the lake. This was completed prior to the new year and we are looking for ratification. I felt that \$600 was more than reasonable; they had three boats and three crews.

On MOTION by Ms. Locher seconded by Mr. Beasley with all in favor the agreement with The Lake Doctors, Inc. for one time trash removal in the amount of \$600 was ratified.

B. Discussion of Installation of “No Wake” Buoy Marker

Mr. Flint stated we have a resident whose home is on one of the canals concerned about the speed of boats going by their home and they asked for “no wake buoy markers” to be installed. They offered to pay the cost although I don’t know if it is a good practice to allow homeowners to start installing no wake buoys in the canal. I talked with Sarah before the meeting and I think we need to research a little bit more, the current regulations that are in place and who has enforcement responsibility. It may be covered in the HOA code of covenants and restrictions because the CDD has delegated a certain authority to the HOA in this community.

Ms. Sandy stated the District at this point in time has not adopted any type of rule about boating on the pond, we have largely left that to the HOA and I need to look at that again. If the Board thinks we need to draft a rule to have the CDD have something in place that can be a discussion at another Board meeting.

Mr. Iorio stated I do know that before a license is given to a boat owner before he accesses the body of water and lake, we would go through the procedures with him. The no wake zone is throughout all the areas within the CDD until they get to Alligator Lake. I suggest that we reinforce it through our property management and HOA in an email blast and if the homeowner who made the complaint gives us a description of the boat, we can put that person on notice. We do not expect the CDD to try to police these kinds of things.

Mr. Scheerer stated I met with Mr. Gable who lives on Chase Court and he said he had sent the video to the HOA property manager and they turned it back to the CDD saying it was the CDD’s water.

Mr. Flint stated we can coordinate that offline. They may have some turnover on their side as well.

C. Consideration of Resolution 2022-01 Adopting Amended Prompt Payment Policies and Procedures

Ms. Sandy stated this resolution updates the District’s current prompt payment policies and procedures, which CDDs are required to follow. They are laid out in the Florida Statute and we also approve them as policies. There were some changes to the statute last year, specifically an increase to the interest rate that is charged on amounts that are disputed but not properly noticed as well as some changes to the policies and procedures and how to go about timely notifying of a dispute.

On MOTION by Mr. Lonas seconded by Mr. Beasley with all in favor Resolution 2022-01 Adopting Amended Prompt Payment Policies and Procedures was approved.

D. Discussion of Dock License Agreement Process

Mr. Flint stated we received an email from a resident who wanted to install a dock behind their home and they had a blank copy of the license agreement between the CDD and the homeowner. Since that time and since the time we added this to the agenda we have clarified that at the time the home is closed the license agreement is executed at that point. The CDD has limited involvement after that time. I think we have the information we need to get back with the resident, I’m not sure we need further discussion at this point on the issue.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

i. Consideration of Proposal for Preparation of Stormwater Management System Report

Mr. Flint stated I included an item under the Engineer’s Report that indicated it would be under separate cover. We are not quite prepared for the Board to take action on that proposal. At the last meeting Sarah provided a summary of the new statutory requirement that was put in place as a result of the last legislative session where all governments including special districts that own and maintain stormwater systems now have to prepare a certain report and submit it every five years, which includes a 20-year look at the system. There is a deadline of June 30th for that report to be completed and filed. We were hoping to have a proposal today but understanding this is a

new process and new rules everyone is trying to figure out what this report is and what the work effort is going to be associated with preparing it. We will put the proposal on the next agenda.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from October 1, 2021 through October 27, 2021 in the amount of \$228,423.62.

On MOTION by Ms. Locher seconded by Mr. Lonas with all in favor the check register in the amount of \$228,423.62 was approved.

ii. Balance Sheet & Income Statement

A copy of the balance sheet and income statement were included in the agenda package for review.

SIXTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Mr. Iorio stated our engineer is coordinating with Sarah on some of the turnover documents needed for further developer’s contribution for Phase 5 that we are in the process of completing. The roadways are paved and the punch out is ongoing with the City of St. Cloud and the turnovers will be coordinated as we have done in the past on subsequent phases working with our Engineer and Counsel.

On MOTION by Ms. Locher seconded by Mr. Lonas the meeting adjourned at 1:45 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman