

**MINUTES OF MEETING  
OSCEOLA CHAIN OF LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Osceola Chain of Lakes Community Development District was held Wednesday, **March 6, 2024**, at 1:03 p.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

Tony Iorio	Chairman
Doug Beasley	Assistant Secretary
Kimberly Locher	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Sarah Sandy	District Counsel
Chris Allen	District Engineer <i>by telephone</i>
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 1:03 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the August 2, 2023 Meeting**

On MOTION by Ms. Locher seconded by Mr. Beasley with all in favor the minutes of the August 2, 2023 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01 Related to the General Election and Qualifying Period Procedures**

*\*Mr. Allen joined the meeting by telephone at this time.*

Ms. Adams stated we do have seats transitioning to the general election process, seats 2 and 5 and the qualifying period is from June 10<sup>th</sup> to June 14<sup>th</sup>.

On MOTION by Mr. Beasley seconded by Ms. Locher with all in favor Resolution 2024-01 Related to the General Election and Qualifying Period Procedures was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-02 Authorizing the Opening of SBA Account**

Ms. Adams stated next is authorization to open an account with the State Board of Administration. This district has adopted investment guidelines, which allow you to participate in the SBA, an investment coop created especially for Florida governments. Currently the interest rate is up to 5.65% and it makes sense to move any surplus funds to that account.

On MOTION by Mr. Iorio seconded by Ms. Locher with all in favor Resolution 2024-02 Authorizing the Opening of SBA Account was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Acquisition Items**

- A. Special Warranty Deed – Phase 1 & 2 Conservation Tracts**
- B. Special Warranty Deed – Phase 4 & 5 ROW Tracts**
- C. Quit Claim Deed – Phase 4 & 5 ROW Tracts**
- D. Partial Release of Mortgage Phases 1 – 5**

Ms. Sandy stated there are a handful of tracts that we need to clean up, documenting that the conveyances happened. The right of way tracts in Phase 4 & 5 the plat had been going by separate instrument over to the city. We were working with Andreas and Andrew to work through these deeds that we wanted to have executed to clean all that up. These are the four documents, first is a special warranty deed that includes conservation tracts. Another special warranty deed from the developer to the city for the right of way tracts. The district will do a quit claim deed for the same tracts to make sure the city doesn't have any claim that the CDD has interest in them pursuant to the plat. For all those tracts we have a partial release of mortgage.

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On MOTION by Mr. Beasley seconded by Ms. Locher with all in favor the documents listed under items A, B, C, and D were approved.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Landscape Maintenance  
Renewal with Down to Earth**

On MOTION by Ms. Locher seconded by Mr. Beasley with all in favor renewal of the landscape maintenance agreement with Down to Earth was ratified.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Fiscal Year 2023 Audit  
Agreement**

On MOTION by Mr. Iorio seconded by Ms. Locher with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2023 audit was ratified.

**NINTH ORDER OF BUSINESS**

**Ratification of Agreement with Osceola  
County Property Appraiser**

On MOTION by Mr. Beasley seconded by Ms. Locher with all in favor the agreement with the Osceola County property appraiser was ratified.

**TENTH ORDER OF BUSINESS**

**Appointment of Audit Committee**

On MOTION by Mr. Iorio seconded by Mr. Beasley with all in favor the board members were appointed to serve as the audit committee.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no comments, the next item followed.

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**B. Engineer**

There being no comments, Mr. Allen left the telephone conference at this time.

**C. Manager****i. Approval of Check Register**

On MOTION by Ms. Locher seconded by Mr. Beasley with all in favor the check register was approved.

**ii. Balance Sheet & Income Statement**

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

**D. Field Manager****i. Consideration of Midge Management Options**

Mr. Scheerer stated according to the HOA and resident calls we have been getting, there has been a request for midge control. We reached out to Clark Environmental, a mosquito and midge control company we use in several CDDs. We asked for a price to do the entire lake and the price to do so is \$49,000 annually. It is not a budgeted expense in 2024, but Tricia and I talked and we think with the remaining months left in the fiscal year we can fit it in the existing budget should the board choose to do so. It is \$4,554 per month to do the lake.

Mr. Iorio stated it would be good to focus on a specific portion of the lake where you are getting resident complaints unless it is widespread.

Mr. Scheerer stated a lot of the new construction area by the boat dock is an area that has been coming up lately and the boat ramp by the main entrance and a few places on the alligator lakeside road.

Mr. Iorio stated if it is just the northern half then just do the northern half instead of spending it all at once. That is my suggestion.

Ms. Adams asked do you want staff to bring back a more strategic proposal to consider at a future meeting or do you want to authorize an amount?

Mr. Iorio stated I would authorize at this point to let staff make the decision based on our discussion. If the problems are in the first two fingers maybe take the first three fingers instead of the whole lake.

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On MOTION by Mr. Iorio seconded by Mr. Beasley with all in favor staff was authorized to use best judgement on the areas of treatment for midge control and to place this item in the upcoming budget.

**TWELFTH ORDER OF BUSINESS                      Public Comment Period**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS            Other Business**

There being no comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS        Supervisor Requests**

There being no comments, the next item followed.

**FIFTEENTH ORDER OF BUSINESS            Adjournment**

On MOTION by Mr. Iorio seconded by Ms. Locher the meeting adjourned at 1:22 p.m.

DocuSigned by:  
*Tricia Adams*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Jason Louas*  
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Chairman/Vice Chairman