

**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, August 7, 2024 at 1:08 p.m. at the Holiday Inn & Suites Orlando SW, 5711 W. Irlo Bronson Memorial Highway, Kissimmee, Florida.

Present and constituting a quorum were:

Jason Lonas
Doug Beasley
Kimberly Locher

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Sarah Sandy
Alan Scheerer

District Manager
District Counsel
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:08 p.m.

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 May 1, 2024
Meeting**

On MOTION by Ms. Locher seconded by Mr. Lomas with all in favor the minutes of the May 1, 2024 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS**Consideration of Resolution 2024-05
Ratifying the Change of the Location of the
Fiscal Year 2025 Budget Hearing**

Ms. Adams stated when we met earlier and reviewed the proposed budget and set the public hearing, we set the public hearing for today's date and time, however, we originally scheduled it at your regular meeting location, Celebration library. Due to the library not being available we had to notice this location.

On MOTION by Mr. Lomas seconded by Mr. Beasley with all in favor Resolution 2024-05 Ratifying the Change of the Location of the Fiscal Year 2025 Budget Hearing was approved.

FIFTH ORDER OF BUSINESS**Public Hearing**

On MOTION by Ms. Locher seconded by Mr. Beasley with all in favor the public hearing was opened.

Ms. Adams stated approved of Resolution 2024-06 will adopt the fiscal year 2025 budget. It also memorializes that 60 days prior to the public hearing that the budget has been provided to the local government, it has been posted on the website and noticed in accordance with Florida Statutes. Attached to the resolution is the proposed fiscal year 2025 budget. This resolution also appropriates your funds for fiscal year 2025 and has provisions for budget amendments should they be needed for the next fiscal year.

Ms. Adams reviewed the proposed budget including revenues, general and administrative expenses, field expenses and stated this includes an increase per unit and the expense that is driving this increase is the introduction of the midge management program.

Mr. Scheerer has been contacted by the homeowner's association and they were getting a lot of complaints about midges. There was no funding in the current budget for midge management, but we included that in the 2025 budget. We had enough funds to have one treatment in the spring to help the situation. The total amount for midge management in the 2025 budget is \$49,000. There are two product types in the district, the platted 50-foot lot is 1 ERU, equivalent resident unit, and the 60-foot platted lot is assessed 1.2 ERUs. The gross amount for the 50-foot lots is \$527.85 and for the 60-foot lots is \$633.42 and this what will be shown in the property tax

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bill. The net amount comes to the district; the county keeps a portion of the fees and we also allow for the early payment discount. The next few pages has a very helpful narrative and then the series 2018 bonds, with principal and interest payments due each year along with the amounts in accordance with the amortization schedule, then the 2020 bonds.

Resolution 2024-07 is the assessment resolution. This resolution authorizes the collection of assessments on the property tax bill that includes the operation and maintenance fees and debt service fees for fiscal year 2025.

There is a scrivener's error throughout the resolution that we will correct.

A resident asked what makes up the \$115?

Ms. Adams stated the reason for the increase is to address the midge issue.

On MOTION by Ms. Locher seconded by Mr. Beasley with all in favor the public hearing was closed.

A. Consideration of Resolution 2024-06 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds

On MOTION by Ms. Locher seconded by Mr. Beasley with all in favor Resolution 2024-06 Adopting the Fiscal Year 2025 Proposed Budget and Appropriating Funds was approved.

B. Consideration of Resolution 2024-07 Imposing Fiscal Year 2025 Special Assessments and Certifying Assessment Roll

On MOTION by Mr. Lomas seconded by Ms. Locher with all in favor Resolution 2024-07 Imposing Fiscal Year 2025 Special Assessments and Certifying Assessment Roll was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-08
Declaring Seats Vacant**

Ms. Adams stated Resolution 2024-08 is declaring seats vacant. This resolution was prepared by district counsel.

Ms. Sandy stated as the district meets certain thresholds, we start to transition seats over from landowner elected seats to qualified elector seats. Qualified electors are registered voters residing within the district. We have three seats that are coming up for election, seats 2, 4, and 5.

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There was a qualification period in June but no one qualified to run. This is a process we go through pursuant to the statute where we declare the seats vacant as of November 19th, which is the day that people would have taken office after the November election. If we are not able to find qualified electors to appoint to the board the person in that seat will continue to hold it until we do find somebody.

On MOTION by Mr. Lomas seconded by Mr. Beasley with all in favor Resolution 2024-08 Declaring Seats Vacant was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Ranking of the Audit Committee and Authorizing Staff to Issue Notice of Intent to Award Number 1 Ranked Firm

On MOTION by Mr. Beasley seconded by Ms. Locher with all in favor the recommendation of the audit committee of Grau & Associates being ranked no. 1 was accepted and staff was authorized to send a notice of intent to award to Grau & Associates.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated we have continued to receive questions regarding the right of ways within the district. There are some in the later phases that did not get transitioned over to the city at the time they were platted. We approved deeds and recorded those deeds; I think there has been some feedback from the city pushing back on the process that was used. I reached out to the city and have not gotten resolution on that but we are working with them to try to make sure the roads get turned over to them. It is my understanding that was provided for in the development approvals.

A resident asked with regard to Hanover Lakes we don't know if the rights have been turned over to the city, half of the community is and half is not and nobody is taking care of those streets. Illegal parking, street cleaning.

Ms. Sandy stated I think technically the county has half of them and I don't know if the county turned them over to the city. The other half at platting they weren't noted on the plat. They were going to be turned over to the city at a later point in time. That later point in time has come and the CDD deeded the roads over to the city but they have some issues on how that process is

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taking place. We are working through that with them. The understanding from the CDD side and from working with the developer, who had the development entitlements and how the right of ways were going to be owned and maintained is that the city had agreed to take those.

B. Engineer

Mr. Scheerer stated we have been approached by the management company for the HOA to possibly look at changing our landscape provider to their landscape provider, which I believe is Paradise. I don't have any issues with Down to Earth and the work they are doing right now but if the board wants me to explore to see what the numbers might be I will be happy to do that and report back at a future meeting. They all start out that way in the beginning and over the course of time things seem to get settled in. We have a pretty good stranglehold on Down to Earth right now on other properties, we have a good relationship. If they were doing a terrible job I would be the first one to ask you to get rid of them, but because we were approached I have spoken with Michael Leroy who is the sales guy for Paradise and I will be happy to get some numbers based on the same scope and I can present those findings at a future meeting. It was the consensus of the board to explore that option.

The other thing is we have seen the photograph of water coming out of the common area along the canal between Alligator Lake and the boat lift. It is an old dewatering pipe and the cap came off and some groundwater is coming out. We are in the process of capping that off. We spoke with Andre and he gave a complete explanation of what is going on. It is strange to see that in the middle of an open field but it is just an old dewatering pipe and the cap came off. We may end up directing it back into the lake. It is not harmful to the lake based on the information we have.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Lomas 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.

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iii. Adoption of District Goals and Objectives

Ms. Adams stated included in the agenda packet is a memorandum from the district management team to the board. This memorandum advises that there is a new law that CDDs are required to comply with by October 1, 2024. The new law requires that CDDs adopt goals and objectives relative to community communication and engagement, infrastructure and facilities maintenance, financial transparency and accountability. The district management team has put together an exhibit attached to the memorandum that has proposed goals for fiscal year 2025 starting October 1.

On MOTION by Mr. Beasley seconded by Mr. Lomas with all in favor the District goals and objectives were approved.

iv. Approval of Fiscal Year 2025 Meeting Schedule

On MOTION by Mr. Beasley seconded by Ms. Locher with all in favor the Fiscal Year 2025 meeting schedule was approved as amended.

D. Field Manager

This item was taken earlier in the meeting.

NINTH ORDER OF BUSINESS**Other Business**

Ms. Sandy stated going back to Resolution 2024-08, declaring vacancies. Only two seats are being turned over, which is seat 2 and seat 5. Seat 4 is up for landowner election.

On MOTION by Mr. Beasley seconded by Mr. Lomas with all in favor Resolution 2024-08 was approved subject to removing seat no. 4 from section 1.

TENTH ORDER OF BUSINESS**Supervisor Requests**

There being no comments, the next item followed.

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ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Locher seconded by Mr. Lomas the meeting adjourned at 1:48 p.m.

Signed by:

Tricia Adams

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Secretary/Assistant Secretary

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Tony Lorio

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Chairman/Vice Chairman