

**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, **May 7, 2025**, at 1:30 p.m. at West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Kimberly Locher	Assistant Secretary
Jorge Mederos	Assistant Secretary
Joe Winter	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Sarah Sandy <i>by phone</i>	District Counsel
Chris Allen <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Jared Brown <i>by phone</i>	Resident

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:30 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

Organizational Matters

- A. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election**

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On MOTION by Mr. Iorio seconded by Mr. Beasley with all in favor Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election was approved.

B. Review of Letters of Interest to Fill Seats 2, 4 & 5

Ms. Adams stated seat no. 4 that has a term expiring in November 2028 was declared vacant following the landowners election. We have two other vacancies. In August 2024 the Board adopted a resolution declaring seats 2 and 5 vacant. We have three vacancies on the Board, seats 2 and 5 must be filled by a qualified elector. We have residents in the district who have expressed an interest in serving on the Board. In the agenda package are letters of interest from Jorge Mederos and Joe Winter who are both present. We also have a letter of interest form Jared Brown who could not attend today's meeting but may call in.

Mr. Brown joined the meeting by telephone at this time.

Ms. Adams stated the Board can fill seat 2 and 5 now and at the end of the meeting the Board can address seat no. 4 because we do have a holdover Board member present.

C. Appointment of Individuals to Fill Vacant Seats

On MOTION by Mr. Iorio seconded by Ms. Locher with all in favor Jorge Mederos was appointed to fill seat no. 2 and Joe Winter was appointed to fill seat no. 5.

D. Administration of Oath of Office to newly Appointed Supervisors

Ms. Adams being a notary public of the State of Florida administered the oath of office to Mr. Mederos and Mr. Winter.

Ms. Adams stated there are some required forms to be filed with the State of Florida, a financial disclosure Form 1 needs to be filed within 60 days of your appointment. You will receive an email from our office letting you know you have been added to the Florida Commission on Ethics website. Thereafter, you will automatically get a reminder sent to you via email regarding the requirement to file Form 1 annually by July 1st. You are also eligible to receive up to \$200 for meeting attendance per meeting. After the meeting I will give you each a new Board member packet that includes the payroll forms that need to be completed before we can process payroll.

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Ms. Sandy stated my office will put together a new supervisor notebook and send that to you that has background information on the district as well as being a public officer of the State of Florida.

Ms. Sandy gave an overview of the public records law, sunshine law, financial disclosure requirements, ethics training requirement, and stated I suggest you set up a separate CDD specific email address that GMS can send the agenda package to and information regarding the meetings so that you don't have to look through your personal or work emails to pull items if we do get a public records request.

**Mr. Iorio left the meeting at this time.*

E. Consideration of Resolution 2025-02 Electing Officers

This item taken later in the meeting.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 7, 2024, Board of Supervisors and Audit Committee Meetings and November 6, 2024, Landowners Meeting

On MOTION by Ms. Locher seconded by Mr. Winter with all in favor the Minutes of the August 7, 2024, Board Meeting was approved and the August 7, 2024, Audit Committee Meeting and the November 6, 2024, Landowner Meeting Minutes, were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt

Ms. Adams stated next is the proposed budget for Fiscal Year 2026 that sets the cap on the assessments, and we proposing to not increase the assessment with this budget. The Board can make budget adjustments within the assessment level up to the time we adopt the budget at a public hearing. Resolution 2025-03 approves the proposed budget and sets the public hearing for August 6, 2025, at 1:00 p.m. here at West Osceola Branch Library in Celebration. Approval of this resolution allows us to transmit the proposed budget to Osceola County, publish it on the CDD website and notice the public hearing in accordance with Florida statutes. Attached to the resolution is the proposed budget for Fiscal Year 2026. The proposed assessment for Fiscal Year

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2026 is the exact same assessment as Fiscal Year 2025. There is no change to the revenue section of the budget.

Ms. Adams reviewed in detail the administrative expenses, field expenses and reviewed the debt service fund budget and amortization schedule.

On MOTION by Mr. Winter seconded by Mr. Mederos with all in favor Resolution 2025-03 Approving the Fiscal Year 2026 Budget and Setting the Public Hearing for August 6, 2025, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Financial Audit Report

Ms. Adams stated each year CDDs are required to undergo an annual independent audit of all the district's financial records and file the audit with the State by June 30th. In the report to management there were no findings or recommendations so it is a clean audit.

On MOTION by Mr. Beasley seconded by Ms. Locher with all in favor the Fiscal Year 2024 Audit was accepted.

SEVENTH ORDER OF BUSINESS

Presentation of Series 2018 Arbitrage Rebate Report

EIGHTH ORDER OF BUSINESS

Presentation of Series 2020 Arbitrage Rebate Report

Ms. Adams stated included in the agenda package are the arbitrage rebate reports for the series 2018 and 2020 bonds. The tax-exempt bonds the district issued are subject to regulations from IRS and that requires that we are not earning more interest than we are paying on the bonds. Both reports clearly state there is no rebate liability issue currently. We run these reports each year.

On MOTION by Mr. Winter seconded by Ms. Locher with all in favor the Series 2018 and Series 2020 Arbitrage Rebate Reports were accepted.

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NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney****i. Stormwater Ratification Bill Memo**

Ms. Sandy stated there is a memo from my firm regarding the stormwater ratification bill in response to some update the legislature made to the operation and maintenance reporting requirements for stormwater infrastructure facilities during the 2024 session. There are some increased reporting requirements, but they only apply to permits that have not been obtained yet or currently obtained but not transferred over into the maintenance phase. I believe all the stormwater permits have transferred over to a maintenance stage at this point.

About the ownership and maintenance of the roads within the district, prior to the district being annexed into the City of St. Cloud the development plans showed that the county had been accepting the roads within the CDD for ownership and maintenance. Post annexation there appears to be a misunderstanding between the city and CDD that the city was going to accept that operation and maintenance responsibility for the right of ways. I have spoken to their counsel, and they confirmed that they would be accepting the right of ways at least within phases 1 and 2 because they had previously accepted by the county and they would be obligated under an interlocal they have with the county. They were going to be reviewing their records further about phases 3 – 5 to determine if the city had agreed to take the roads for operation and maintenance or not. I have spoken with them probably a month ago and followed up with the city last week but have not received additional response at this time. We did provide additional documentation that showed plans that the city had approved on the site plan where the city would be taking the ownership and maintenance of the right of ways. Hopefully, that will satisfy what the city is looking for in terms of prior approval. They did convey that if they couldn't find where the city had previously agreed to accept it would have to go back before the city commission for approval. I will update the Board once I have more information.

Ms. Locher asked why is there suddenly a question about road maintenance and acceptance?

Ms. Sandy stated from what the city council and staff provided to me is that when they annexed development, they have a general interlocal between the county and the city on how annexation will operate but sometimes they will also enter into an interlocal agreement that is specific to a development and unfortunately, they did not do that here. I think that and the fact that the City of St. Cloud is taking a general stance that they do not want to accept neighborhood right

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of ways for ownership and maintenance anymore. I think they are going to try their best to avoid doing that.

B. Engineer

i. Consideration of Work Authorization 2025-01

On MOTION by Mr. Mederos seconded by Mr. Winter with all in favor Work Authorization 2025-01 for General Engineering Services for Fiscal Year 2026 was approved.

C. Field Manager

Mr. Scheerer stated we need rain, and the lake is lower than I have seen in the past several years. I meet with Lake Doctors to review shoreline vegetation, weeds, things like that because they typically treat the lake from the boat, I have asked them to look at it from the land side too. In respect to landscaping, if residents are leaving their kayaks, canoes, anything on the bank I have instructed maintenance staff not to touch it. They go around it and avoid it, so they can't say staff damaged it. We encourage residents to take their canoes and kayaks up to the house and get it off the bank. We need to make sure we are not losing any of the turf because when we do get rain that could create an erosion problem.

D. Manager

i. Approval of Check Register

On MOTION by Ms. Locher seconded by Mr. 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.

iii. Presentation of Registered Voters – 973

A copy of the letter from the supervisor of elections indicating that there are 973 registered voters residing within the district was included in the agenda package.

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TENTH ORDER OF BUSINESS**Other Business**

Ms. Adams stated earlier in the meeting we discussed that Kimberly Locher has been serving in a holdover position in seat 4 and the Board declared that seat vacant because of no one being elected at the landowner's election. You have an opportunity to make an appointment, and we have a resident who submitted a letter of interest, Mr. Jared Brown and he is attending by telephone. If you want to defer this to the next meeting the Board can do so.

On MOTION by Mr. Winter seconded by Mr. Mederos with all in favor Jared Brown was appointed to fill the unexpired term of office of seat no. 4.

Ms. Adams stated either before the meeting or when I see you, we can administer your oath of office, and you will be ready to participate in the next meeting.

A. Consideration of Resolution 2025-02 Electing Officers

**This item was taken out of order.*

Ms. Adams stated after a general election or appointment to the Board, Florida Statutes prescribe that there is an election of officers that the Board organizes as chair and vice chair, etc. Typically, the remaining Board members serve as assistant secretaries and there are some members of my firm who serve as treasurer, assistant treasurer, secretary and assistant secretary for the purpose of processing the District's records and financial records.

On MOTION by Mr. Winter seconded by Mr. Mederos with all in favor Resolution 2025-02 was approved reflecting the following: Tony Iorio as Chair, Doug Beasley as Vice Chair, and Mr. Mederos, Mr. Winter and Mr. Brown as Assistant Secretaries and all other officers remain the same.

ELEVENTH ORDER OF BUSINESS**Supervisor Requests**

There being no comments, the next item followed.

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TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Winter seconded by Mr. Beasley the meeting
adjourned at 2:39 p.m.

Signed by:

Tricia Adams

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Secretary Assistant Secretary

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Tony Iorio

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Chairman Vice Chairman