

**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 6, 2025** at 1:30 p.m. at the West Osceola Branch Library, 305 Campus Street, Celebration, Florida.

Present and constituting a quorum were:

Tony Iorio
Doug Beasley
Jorge Mederos
Joe Winter

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Sarah Sandy *by phone*
Nicole Stalder *by phone*
Alan Scheerer

District Manager
District Counsel
District Engineer
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 1:38 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. Administration of Oath of Office to Supervisor Brown

This item was tabled to a future meeting agenda.

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FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the May 7, 2025
Board of Supervisors Meeting**

Ms. Adams stated

On MOTION by Mr. Iorio seconded by Mr. Mederos with all in favor the minutes of the May 7, 2025 Board meeting were approved and the audit committee minutes were accepted.

FIFTH ORDER OF BUSINESS

Public Hearing

Ms. Adams asked for a motion to open the public hearings.

On MOTION by Mr. Beasley seconded by Mr. Winter with all in favor the public hearings were opened.

Comments from the public were requested. There being no member of the public present to comment, Ms. Adams asked for a motion to close the public hearings.

On MOTION by Mr. Beasley seconded by Mr. Mederos with all in favor the public hearings were closed.

A. Consideration of Resolution 2025-04 Adopting Fiscal Year 2026 Approved Budget and Appropriating Funds

Ms. Adams stated Resolution 2025-04 adopts the Fiscal Year 2026 budget and appropriates funds and has provisions for budget amendment should the budget need to be amended in fiscal year 2026. We have updated the tax roll as of the end of June.

On MOTION by Mr. Winter seconded by Mr. Beasley with all in favor Resolution 2025-04 Adopting Fiscal Year 2026 Approved Budget and Appropriating Funds was approved.

B. Consideration of Resolution 2025-05 Imposing Special Assessments and Certifying Assessment Roll

Ms. Adams stated Resolution 2025-05 imposes the special assessments, authorizes the collection of the debt service and certifies the assessment roll.

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On MOTION by Mr. Mederos seconded by Mr. Winter with all in favor Resolution 2025-05 Imposing Special Assessments and Certifying Assessment Roll was approved.

SIXTH ORDER OF BUSINESS

Consideration of Pond Maintenance Service Proposal for Fiscal Year 2026

Ms. Adams stated we have found it to be best practice to line up your service agreements in tandem with the fiscal year. In the spring when we prepare the proposed budget our field services manager reaches out to all the service providers to see if they will hold pricing for the upcoming year and if not what they are going to requesting. That amount is incorporated into the budget process. Approval of the proposals is implicit of district counsel preparing the form of agreement with all the legal protections for the district.

On MOTION by Mr. Iorio seconded by Mr. Winter with all in favor the Proposal from the Lake Doctors in the amount of \$1,000 monthly was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Midge Management Service Proposal for Fiscal Year 2026

Mr. Scheerer stated this service went up slightly but has been accounted for in the fiscal year 2026 budget. There is a detailed monthly schedule along with a map of the community's lake. I did get a question from the HOA about where they were accessing and apparently, they went through a yard as opposed to a proper access point. I did speak with our point of contact and my understanding is their iPad had not updated as quick as it should have and the gentleman went through a yard. As far as I know that has been corrected.

On MOTION by Mr. Winter seconded by Mr. Mederos with all in favor the Proposal from Clarke Environmental Mosquito Management, Inc. in the amount of \$50,470 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal to Renew Landscape Services Agreement for Fiscal Year 2026

Mr. Scheerer stated the last agreement is the second amendment to the landscape contract with Down to Earth. It starts October 1, 2025 and it has been included in our budget for 2026.

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On MOTION by Mr. Beasley seconded by Mr. Winter with all in favor the second amendment to the landscape and irrigation maintenance agreement with Down To Earth was approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Sandy stated at the last meeting I gave you an update on the status of the district roads and discussions with the city. Unfortunately, I continue to follow-up with the city but have not received any response from them at this point. I think Board members were also copied on emails that I received from the HOA's community manager expressing frustration from them about the status of the roads. I disagree with the community manager that there had been repeated attempts to involve the CDD and the CDD had done nothing. There was a request to have the HOA on the district's agenda and we did let them know they were welcome to attend but given it was after the agenda had gone out the HOA was not added as a specific agenda item. And as the HOA does not appear to be in attendance today, it seems they either didn't know about the meeting or were not able to attend. If there is direction from the Board on how they would like district staff to move forward or do anything different in terms of involving the HOA, we work at your discretion and direction. We are open if there is anything you would like to see done differently.

Mr. Iorio stated I appreciate your response back to the HOA as well as our district manager very timely and your responses were correct. We have been very responsive. Being that I have been involved with this project since the very beginning, the project originally went through the approvals through Osceola County and the option was always available to the City of St. Cloud if they wanted to annex in. As part of that process we made sure all the construction plans were simultaneously approved by Osceola County as well as the City of St. Cloud. Their documents clearly state that the roadways will be turned over to the city. It says it in the construction approval documents that we have. Those were forwarded to our counsel as well as our district manager that information was provided, so it is very clear. There has been in the City of St. Cloud a desire in all future CDDs that they prefer to have all the roadways owned by CDDs. Otherwise in all of the HOA budgets and it would have to be reflected in the CDD budget is a reserve or understanding of how the roads will be maintained. We are very confident in what we are speaking of.

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Mr. Winter stated there was some discussion that possibly certain phases the city does have and certain phases of our subdivision they don't have.

Ms. Sandy stated the City did acknowledge that they have to take any County right of ways over from the county pursuant to an interlocal agreement that they have regarding annexation between the county and city. I don't know if that process between the county and city has happened or how that works.

Ms. Adams stated some of the first phases of roadway such as 1-3 were conveyed to the county, the last phases were deeded to the city, but as far as the city accepting roadways from the county, we don't know the status of that.

Mr. Iorio stated Phases 1 and 2, everything was built under the county construction plan approvals. They did not initiate the annexation until Phase 3 so there are five phases, but as part of all the construction plan approvals for the entire project, the language clearly states that they will take the roads.

Ms. Sandy stated the county accepted ownership of the roads in Phases 1-3. The whole development was annexed into the city, it is just that the roads are still technically county owned until that point in time they get turned over to the city for ownership. I don't know what the process is between the city and the county to turn those over. It is something that is done after annexation. It is something that was conveyed to me by the city attorney.

Mr. Mederos stated after our June meeting I had a phone conversation with Mayor Robertson of the City of St. Cloud. He had no knowledge of the issues of the roads. He brought the city manager into the room and they had some back and forth while I was on the phone. The mayor is ready to meet with us so that we can get this matter resolved and pushed forward to staff. I was going to ask the Board to allow me to represent the Board in this matter and move forward for the sole purpose of getting the roads conveyed to the city as well as contacting the county commissioner and/or the county mayor for the purposes of expediting the roads being conveyed since we are 18-24 months into this process.

Mr. Iorio stated one of the things the HOA manager kept bringing up was the maintenance of the street parking, which Tricia responded to the HOA manager that this is not a function the CDD handles. Because you don't have the full knowledge of everything like our counsel and district manager does, to have additional support Tricia will be at that meeting. Sarah can join by phone.

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On MOTION by Mr. Iorio seconded by Mr. Beasley with all in favor Mr. Mederos and District Management and/or District Counsel was authorized to meet with city officials to discuss finalizing conveyance of the District rights of way to the City.

B. Engineer**i. Presentation of Annual Stormwater Report**

Ms. Stalder stated everything looks pretty good. There were a couple mitered end sections that were exposed and it is easy as a maintenance activity to put some dirt back in there while they are still exposed. A follow-up question I had is based on the new house bill 7013 I wanted to find out if this report will suffice or if there is an additional report needed.

Ms. Sandy asked if the bill you are referring to is the one regarding establishing District goals.

Ms. Stalder stated yes it is.

Ms. Adams stated that yes the annual engineer's inspection will also meet that requirement.

On MOTION by Mr. Winter seconded by Mr. Bealey with all in favor the annual stormwater report was accepted.

C. Field Manager

Mr. Scheerer stated Justin with Down to Earth has taken a different role within Down to Earth. We have a new account manager I will be meeting soon to make sure we are both on the same page.

Mr. Iorio left the meeting at this time.

D. District Manager**i. Approval of Check Register**

On MOTION by Mr. Winter seconded by Mr. Beasley with all in favor the check register in the amount of \$63,477.73 was approved.

ii. Balance Sheet & Income Statement

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

iii. Approval of Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Beasley seconded by Mr. Mederos with all in favor the fiscal year 2026 meeting schedule was approved as amended to hold meetings at 1:30 p.m.

iv. District Goals and Objectives

On MOTION by Mr. Mederos seconded by Mr. Winter with all in favor the fiscal year 2026 goals and objectives were approved.

On MOTION by Mr. Mederos seconded by Mr. Winter with all in favor the chairman was authorized to execute the fiscal year 2025 goals and objectives at the end of the fiscal year.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Beasley seconded by Mr. Winter the meeting adjourned at 2:31 p.m.

DocuSigned by:

 Secretary/Assistant Secretary

Signed by:

 Chairman/Vice Chairman