

**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, **November 5, 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	Chairman
Doug Beasley	Vice Chairman
Jorge Mederos	Assistant Secretary
Joe Winter	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Sarah Sandy	District Counsel <i>by telephone</i>
Nicole Stalder	District Engineer <i>by telephone</i>
Alan Scheerer	Field Manager
Cherrief Jackson	Clarke Midge Services

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

**Approval of the Minutes of the August 6, 2025
Board of Supervisors Meeting**

On MOTION by Mr. Winter, seconded by Mr. Beasley with all in favor, the Minutes of the August 6, 2025 Board of Supervisors Meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Review of Petitioner’s Agreement

Ms. Adams introduced discussion regarding the Petitioner’s Agreement and questions concerning ownership and maintenance obligations for the county park area, including the dock, pavilions, parking, and related improvements.

Ms. Sandy explained that the Petitioner’s Agreement predated establishment of the District and was not binding on the District, and that current understanding is the HOA maintains the park area pursuant to recorded declarations or subsequent agreements. Counsel noted further legal review would incur District expense and requested Board direction. Chairman Iorio indicated the Board did not wish to pursue additional legal review of the recorded declarations at this time.

FIFTH ORDER OF BUSINESS

Review of Master Dock Easement Agreement

A. Review of Assignment of Dock Rights Sample

B. Review of HOA Declarations Relative to Private Dock Approval

Ms. Adams reviewed the Master Dock Easement Agreement, Assignment of Dock Rights, and related HOA declaration provisions concerning private dock approvals.

Discussion ensued regarding historical implementation of the dock approval process, responsibilities of the HOA, and the District’s interests as owner and permit holder of the stormwater system.

Ms. Sandy explained the relationship between the Master Dock Easement Agreement, sub assignments to individual lots, and potential enforcement rights of the District if docks violate easement terms or impact District property or permit compliance.

The Board directed staff to continue communication with the HOA manager regarding these obligations and requested Counsel further review the District’s enforcement rights per the terms of the Master Easement Agreement, HOA obligations to ensure installation of private docks is done in accordance with recorded declarations, and potential District liability if the HOA approves a dock not in accordance with the assignment of dock rights and not in accordance with approved predetermined dock specifications.

Mr. Iorio left the meeting at this time. The meeting continued with a quorum of the Board present.

SIXTH ORDER OF BUSINESS

Ratification of Fiscal Year 2025 Audit Engagement Letter

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On MOTION by Mr. Mederos, seconded by Mr. Beasley with all in favor, the fiscal year 2025 Audit Engagement Letter with Grau & Associates in the amount of \$3,900 was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, Ms. Stalder left the telephone conference at this time.

C. Field Manager

Ms. Jackson of Clarke Midge Services addressed recent resident concerns regarding treatment methods, vehicle access, and application procedures. She explained that Clarke is reviewing access points and operational procedures to minimize impacts to private property and improve service efficiency. Staff will coordinate with Clarke regarding easement access notifications and provide follow up information to the Board as needed.

i. Consideration of Proposal for Beneficial Plantings

Mr. Scheerer reviewed proposals from The Lake Doctors for beneficial littoral plantings and advised that The Lake Doctors recommended the District’s funds may be better utilized for Triploid Grass Carp stocking to assist with vegetation management. No action was taken on the proposal for beneficial plantings.

ii. Consideration of Proposal for Grass Carp Stocking

On MOTION by Mr. Winter, seconded by Mr. Mederos with all in favor, the proposal from The Lake Doctors for 350 Triploid Grass Carp in the amount of \$4,450.00 was approved.

Mr. Scheerer stated Supervisor Winter asked me to look at the clump of grass on the Alligator Lake side, I spoke with the water management district and other applicable entities they are telling me that the property owner is the one that would be responsible for that. However, I did

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Speak with Supervisor Mederos that I would see if there is anything Lake Doctors can do. I wonder if that is a floating mat and maybe they can just grab it and move it out of the way.

D. Manager

i. Approval of Check Register

On MOTION by Mr. Beasley, seconded by Mr. Winter with all in favor, the check register in the amount of \$55,714.58 was approved.

ii. Balance Sheet & Income Statement

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

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Mederos stated will you let me know when the carp is being released. Who is responsible for erosion on CDD property? There are areas starting to show erosion.

Mr. Scheerer stated we have no irrigation on the pond banks. They will naturally deteriorate. If there is erosion that is a different story. We will identify those areas and see if the landscaper can look at it.

Mr. Mederos stated one of them is caused by the installation of artificial turf by a homeowner.

Ms. Adams stated if you have the address share, that with Alan and he will investigate it.

Mr. Mederos asked what happens when we pay off the bond?

Ms. Adams stated then we no longer have debt service payments.

The Board discussed attendance and service obligations of an appointed Supervisor who has not yet taken the Oath of Office. District Counsel advised that the appointed Supervisor may voluntarily resign and noted certain financial disclosure obligations may apply. Staff was directed to communicate with the Supervisor regarding his intentions.

NINTH ORDER OF BUSINESS

Supervisor Requests

A. Discussion of Littoral Shelf Plantings

This item taken earlier in the meeting.

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TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Beasley, seconded by Mr. Winter with all in favor, the meeting adjourned at 3:18 p.m.

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

Signed by:
Doug Beasley
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Chairman/Vice Chairman