

**MINUTES OF MEETING
OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

The Osceola Village Center Community Development District held an Organizational Meeting on March 31, 2021 at 11:00 a.m., at the Kissimmee/Osceola County Chamber of Commerce, located at 1425 E. Vine Street, Kissimmee, Florida 34744.

Present were:

Eric Marks	Chair
Richard "Dick" Jerman	Vice Chair
Marybel DeFillo (via telephone)	Assistant Secretary
Denver Marlow	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Tucker Mackie	District Counsel
Deborah Sier (via telephone)	Hopping Green & Sams, P.A.
R. Lance Bennett (via telephone)	Interim District Engineer
Jennifer LaRocco (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:02 a.m. The petition creating the District named the initial Board Members. Mr. Jerman, Mr. Marks and Mr. Marlow were present. Ms. DeFillo was attending via telephone. Mr. Mark Molina was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Initial Board of Supervisors *(the following will also be provided in a separate package)*

Mr. Wrathell a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Jerman, Mr. Marks and Mr. Marlow. As Ms. DeFillo was attending via telephone, she was asked to have a Notary at her location administer the Oath of Office and return the notarized Oath to the District Manager’s office. As Mr. Molina was not present, the Oath of Office would be administered at the next meeting.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Wrathell discussed filing Form 1 within 30 days, to avoid fines. He recommended that Supervisors use their assigned District email address and maintain computer and other files for all CDD business separate from their personal email addresses and files.

Ms. Mackie encouraged the Board Members to contact District Staff with any questions regarding communicating with each other about matters unrelated to District business outside of a public meeting. Mr. Wrathell and Ms. Mackie discussed the Memorandum of Voting Conflict. Due to legislation discussions, Staff was looking into preparing a Continuing Memorandum of Voting Conflict to declare that a conflict exists. It was noted that it is not a conflict for the Landowners’ Representatives to serve on the Board and vote on matters benefitting the Landowner. Ms. Mackie would advise the Board at the Landowners’ election.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Osceola Village Center Community Development District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-01. Mr. Marks nominated the following slate of officers:

Chair	Eric Marks
Vice Chair	Richard "Dick" Jerman
Secretary	Craig Wrathell
Assistant Secretary	Denver Marlow
Assistant Secretary	Marybel DeFillo
Assistant Secretary	_____
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made. The nominated Board would be inserted into the Resolution. Mr. Molina was omitted until he is elected to a position at the next meeting.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Osceola Village Center Community Development District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL MATTERS

FIFTH ORDER OF BUSINESS

Consideration of the Following Organizational Matters:

- A. Resolution 2021-02, Appointing and Fixing the Compensation of the District Manager; Appointing a Methodology Consultant; and Providing an Effective Date**
 - **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2021-02. The annual fee for "District Management, Recording, Financial Accounting and Assessment Roll Services" would be \$45,000.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, Resolution 2021-02, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC, as the District Manager; Appointing as Methodology Consultant; and Providing an Effective Date, was adopted.

B. Resolution 2021-03, Appointing District Counsel for the District, and Authorizing Compensation and Providing for an Effective Date

- **Fee Agreement: *Hopping Green & Sam, P.A.***

Mr. Wrathell presented Resolution 2021-03. Ms. Tucker introduced Ms. Deborah Sier, the Associate assigned to work with the District. It was noted that her rate is \$250 per hour, as this was omitted from Section IVB of the Fee Agreement.

On MOTION by Mr. Jerman and seconded by Mr. Marks, with all in favor, Resolution 2021-03, Appointing Hopping Green & Sams, P.A., as District Counsel for the District, and Authorizing Compensation and Providing for an Effective Date, was adopted.

C. Resolution 2021-04, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-04.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, Resolution 2021-04, Designating Tucker F. Mackie as Registered Agent and the Offices of Hopping Green & Sams P.A., 119 South Monroe Street, Suite 300, Tallahassee, Florida 32301, as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2021-05, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date

- **Interim Engineering Services Agreement: Poulos & Bennett**

Mr. Wrathell presented Resolution 2021-05 and the Poulos & Bennett Interim Engineering Services Agreement and Fee Schedule. The District must appoint an Interim District Engineer and go through the Request for Qualifications (RFQ) process, per Florida Statute.

On MOTION by Mr. Jerman and seconded by Mr. Marks, with all in favor, Resolution 2021-05, Appointing and Fixing the Compensation of Poulos & Bennett, as the Interim District Engineer and Providing an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for Engineering Services and the Competitive Selection Criteria.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, the Request for Qualifications for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

Board Members declined compensation.

On MOTION by Mr. Jerman and seconded by Mr. Marks, with all in favor, declining Board Member Compensation, was approved.

G. Resolution 2021-06, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date

This item was deferred to the next meeting.

H. Resolution 2021-07, Setting Forth the Policy of the Osceola Village Center Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-07.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, Resolution 2021-07, Setting Forth the Policy of the Osceola Village Center Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, authorizing Staff to obtain General Liability and Public Officers' insurance, was approved.

- I. **Resolution 2021-08, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-08.

On MOTION by Mr. Jerman and seconded by Mr. Marks, with all in favor, Resolution 2021-08, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. **Resolution 2021-09, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-09.

On MOTION by Mr. Jerman and seconded by Mr. Marks, with all in favor, Resolution 2021-09, Providing for the Appointment of Wrathell, Hunt and Associates, LLC, as the Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and an Effective Date, was adopted.

- K. Resolution 2021-10, Granting the Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing for Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-10.

On MOTION by Mr. Jerman and seconded by Mr. Marks, with all in favor, Resolution 2021-10, Granting the Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- L. Resolution 2021-11, Authorizing the Filing of the Notice of Establishment for the Osceola Village Center Community Development District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-11.

On MOTION by Mr. Jerman and seconded by Mr. Marks, with all in favor, Resolution 2021-11, Authorizing the Filing of the Notice of Establishment for the Osceola Village Center Community Development District, and Providing for an Effective Date, was adopted.

- M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

- **Designation of Board of Supervisors as Audit Committee**

Mr. Wrathell presented the Request for Proposals (RFP) For Annual Audit Services.

On MOTION by Mr. Marlow and seconded by Mr. Jerman, with all in favor, authorizing the District Manager to advertise the Request for Proposals for Annual Audit Services, designating the Board of Supervisors as the Audit Selection Committee and accepting the ranking criteria, was approved.

N. Strange Zone, Inc., Quotation #M21-1002 for District Website Design, Maintenance and Domain

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal for website creation and annual maintenance, hosting, email domain registration and SSL certificates.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, Strange Zone, Inc., Quotation #M21-1002 for District Website Design, Maintenance and Domain, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Wrathell presented the ADA Site Compliance (ADASC) proposal for services to bring the CDD's website into compliance with the Americans with Disabilities Act (ADA) requirements and to affix an ADA Compliance seal to the homepage indicating that steps are underway to make the website ADA compliant.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 per year, was approved.

P. Resolution 2021-12, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

- I. Rules of Procedure
- II. Notices
 - Notice of Rule Development
 - Notice of Rulemaking

These items were provided for informational purposes.

Mr. Wrathell presented Resolution 2021-12.

On MOTION by Mr. Jerman and seconded by Mr. Marlow with all in favor, Resolution 2021-12, To Designate Date, Time and Place of Public Hearing for May 10, 2021 at 11:00 a.m., at the Embassy Suites by Hilton Orlando Lake Buena Vista South, 4955 Kyngs Health Road, Kissimmee, Florida 34746, and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- Q. Resolution 2021-13, Designating a Date, Time and Location for Landowners' Meeting of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-13.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, Resolution 2021-13, Designating a Date, Time and Location of May 10, 2021 at 11:00 a.m., at the Embassy Suites by Hilton Orlando Lake Buena Vista South, 4955 Kyngs Health Road, Kissimmee, Florida 34746, for a Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

- R. Resolution 2021-14, Adopting the Annual Meeting Schedule for Fiscal Year 2020-2021; and Providing for an Effective Date

This item was deferred to the next meeting.

- S. Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2021-15. He explained the purpose of the Agreement and potential benefit to the CDD in an emergency or disaster, such as a hurricane.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, Resolution 2021-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

BANKING MATTERS

SIXTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

A. Resolution 2021-16, Designating a Public Depository for Funds of the Osceola Village Center Community Development District and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-16. Management recommended designating Truist Bank as the Qualified Public Depository for the District’s accounts.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, Resolution 2021-16, Designating Truist Bank as the Public Depository for Funds of the Osceola Village Center Community Development District and Providing an Effective Date, was adopted.

B. Resolution 2021-17, Directing Wrathell, Hunt and Associates, LLC, to Establish a Local Bank Account for the District and Appointing Signatories on the Account and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-17.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, Resolution 2021-17, Directing Wrathell, Hunt and Associates, LLC, to Establish a Local Bank Account for the District at Truist Bank and Appointing the Chair, Treasurer and Assistant Treasurer as Signatories on the Account and Providing an Effective Date, was adopted.

BUDGETARY MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

- A. Resolution 2021-18, Approving the Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law, Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-18. He reviewed the proposed Fiscal Year 2021 budget. It would be a Developer-contribution funded budget, with the Developer being reimbursed from the bond proceeds for funds advanced to pay for expenses associated with bond-related activities.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, Resolution 2021-18, Approving the Proposed Budget for Fiscal Year 2020/2021, and Setting a Public Hearing Thereon Pursuant to Florida Law for June 14, 2021 at 11:00 a.m., at the Embassy Suites by Hilton Orlando Lake Buena Vista South, 4955 Kyngs Health Road, Kissimmee, Florida 34746, Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

- B. Fiscal Year 2020/2021 Budget Funding Agreement**

Mr. Wrathell presented the Fiscal Year 2020/2021 Budget Funding Agreement.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, the Fiscal Year 2020/2021 Budget Funding Agreement, was approved.

- C. Resolution 2021-28, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law, Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

- D. Fiscal Year 2021/2022 Budget Funding Agreement**

Items 7C and 7D were deferred to the May or June Meeting.

- E. **Resolution 2021-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-19.

On MOTION by Mr. Marks and seconded by Mr. Marlow, with all in favor, Resolution 2021-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date, was adopted.

- F. **Resolution 2021-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-20. Funding requests would be sent to Mr. Molina.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, Resolution 2021-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- G. **Resolution 2021-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2021-21.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, Resolution 2021-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

H. Resolution 2021-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2021-22.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, Resolution 2021-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

I. Resolution 2021-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Mr. Wrathell presented Resolution 2021-23. Recent legislative changes require governmental entities to adopt, by Resolution, an internal controls policy to prevent and detect fraud, waste and abuse.

On MOTION by Mr. Jerman and seconded by Mr. Marks, with all in favor, Resolution 2021-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

BOND FINANCING RELATED MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement, which allows the Developer to provide advance funding for bond-related work and activities and for the District to reimburse those funds from the bond proceeds.

On MOTION by Mr. Marks and seconded by Mr. Marlow, with all in favor, the Bond Financing Team Funding Agreement between the Osceola Village Center Community Development District and Avex Homes, LLC, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: *FMSbonds, Inc.*

Mr. Wrathell presented the FMSbonds, Inc., Engagement Letter for Underwriter Services and G-17 Disclosure.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, the FMSbonds, Inc., Engagement Letter for Underwriter Services and G-17 Disclosure, was approved.

II. Bond Counsel: *GrayRobinson, P.A.*

Mr. Wrathell presented the GrayRobinson, P.A., Engagement Letter to serve as Bond Counsel.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, the GrayRobinson, P.A., Engagement Letter for Bond Counsel Services, was approved.

III. Trustee, Paying Agent and Registrar: *US Bank, N.A.*

Mr. Wrathell presented the US Bank, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar. Discussion ensued regarding fees and other firms in the area. The Engagement Letter addressee would be changed from "Sandridge" to "Osceola Village Center".

On MOTION by Mr. Marks and seconded by Mr. Marlow, with all in favor, the US Bank, N.A., Engagement Letter and Fee Schedule to serve as Trustee, Paying Agent and Registrar, subject to Mr. Jerman negotiating the fees, was approved.

- C. **Resolution 2021-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-24.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, Resolution 2021-24, Designating a Date, Time and Location of May 10, 2021 at 11:00 a.m., at the Embassy Suites by Hilton Orlando Lake Buena Vista South, 4955 Kyngs Health Road, Kissimmee, Florida 34746, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

- D. **Presentation of Report of District Engineer: *Poulos & Bennett*, dated November 12, 2020**

Mr. Bennett presented the draft Engineer's Report, outlining the Capital Improvement Plan (CIP) to be funded. As the costs are refined, the proposed \$7,550,754.56 estimated cost of construction could require modification. Ms. Mackie recommended approval, in draft form, provided the estimated costs do not exceed the amount validated.

On MOTION by Mr. Marlow and seconded by Mr. Marks, with all in favor, the Engineer's Report, dated November 12, 2020, in substantial form, subject to incorporating further revisions and the costs not exceeding the amount validated, was approved.

- E. **Presentation of Master Special Assessment Methodology Report: *Wrathell, Hunt & Associates, LLC*, dated March 31, 2021**

Mr. Wrathell presented the Master Special Assessment Methodology Report. Once the bonds are validated and ready to market, a Supplemental Special Assessment Methodology

Report would be presented, in which the assessment levels would match the parameters of the bond issuance and the Developer's targets. Discussion ensued regarding issuing bonds 31 days after the bond validation hearing, possibly completing the project in phases, the capitalized interest period and equivalent resident unit (ERU) weights. It was noted that the Engineer's Report would be corrected to reflect 304 residential units instead of 311 units.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, the Master Special Assessment Methodology Report, dated March 31, 2021, in substantial form, was approved.

- F. Resolution 2021-25, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

Mr. Wrathell presented Resolution 2021-25 and read the title.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, Resolution 2021-25, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

- G. Resolution 2021-26, Setting a Public Hearing to be Held on _____, 2021, at _____ A/P.M. at _____, for the Purpose of Hearing Public Comment on Imposing**

Special Assessments on Certain Property Within the District Generally Described as the Osceola Village Center Community Development District in Accordance with Chapter 170, 190 and 197, Florida Statutes

Mr. Wrathell presented Resolution 2021-26 and read the title.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, Resolution 2021-26, Setting a Public Hearing to be Held on May 10, 2021, at 11:00 A.M. at the Embassy Suites by Hilton Orlando Lake Buena Vista South, 4955 Kyngs Health Road, Kissimmee, Florida 34746, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Osceola Village Center Community Development District in Accordance with Chapter 170, 190 and 197, Florida Statutes, was adopted.

- H. Resolution 2021-27, Authorizing the Issuance of Not To Exceed \$9,910,000 Osceola Village Center Community Development District Special Assessment Bonds; In One or More Series To Pay All or a Part of the Costs of the Design, Permitting, Acquisition, Construction and Installation of Certain Public Infrastructure Improvements; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date**

Bond Counsel, Ms. Jennifer LaRocco, stated Resolution 2021-27 accomplishes the following:

- Initiates the bond validation process.
- Authorizes the issuance of bonds up to \$9,910,000, not-to-exceed the amount of special assessment bonds, to be issued in one or more series.
- Endorses the Master Trust Indenture.
- Appoints US Bank, N.A., as the Bond Trustee.

Mr. Wrathell presented Resolution 2021-27.

On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, Resolution 2021-27, Authorizing the Issuance of Not To Exceed \$9,910,000 Osceola Village Center Community Development District Special Assessment Bonds, In One or More Series To Pay All or a Part of the Costs of the Design, Permitting, Acquisition, Construction and Installation of Certain Public Infrastructure Improvements; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

There being nothing further to report, the next item followed.

B. District Engineer (Interim): *Poulos & Bennett*

There being nothing further to report, the next item followed.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

There being nothing to report, the next item followed.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

ELEVENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

TWELFTH ORDER OF BUSINESS

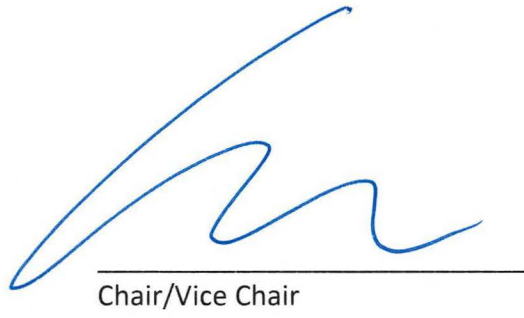
Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, the meeting adjourned at 12:14 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair