

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

The Board of Supervisors of the Osceola Village Center Community Development District held Multiple Public Hearings and a Regular Meeting on August 10, 2022, at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present were:

Eric Marks	Chair
Denver Marlow	Assistant Secretary
Richard Browning	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Tucker Mackie (via telephone)	District Counsel
Steve Saha (via telephone)	District Engineer
Jim Reinert	Stanley Martin Homes

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:00 a.m. Supervisors Marks, Browning and Marlow were present, in person. Supervisors Jerman and Molina were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit presented Resolution 2022-06 and the proposed Fiscal Year 2023 budget. All assessments are now on roll.

On MOTION by Mr. Marlow and seconded by Mr. Marks, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Marks and seconded by Mr. Marlow, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Marks and seconded by Mr. Marlow, with all in favor, Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

On MOTION by Mr. Marks and seconded by Mr. Marlow, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Marlow and seconded by Mr. Marks, with all in favor, the Public Hearing was closed.

- C. Consideration of Resolution 2022-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for**

Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2022-07.

On MOTION by Mr. Marks and seconded by Mr. Marlow, with all in favor, Resolution 2022-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Disclosure of Public Finance

Ms. Mackie requested authorization to prepare the Disclosure of Public Finance.

On MOTION by Mr. Marlow and seconded by Mr. Browning, with all in favor, authorizing Staff to prepare the Disclosure of Public Finance and ratify it at a future meeting, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Acquisition of Work Product Plans & Improvements [NTE \$6.7 million]

This item was presented during the Tenth Order of Business.

SEVENTH ORDER OF BUSINESS

Ratification of Adoption of Written Policies & Procedures Related to Tax Certificate

This item was deferred.

EIGHTH ORDER OF BUSINESS

Ratification of Amendment 1, Stormwater Management Needs Analysis

Ms. Suit presented Amendment 1.

On MOTION by Mr. Marks and seconded by Mr. Marlow, with all in favor, Amendment 1 to the proposal for preparation of the Stormwater Management Needs Analysis Report, was ratified.

NINTH ORDER OF BUSINESS

Ratification of Stormwater Management Needs Analysis

Ms. Suit presented the Stormwater Management Needs Analysis Report. Regarding estimated costs, all anticipated expenditures/costs in the Report are reported in \$1,000s, such that the designation of "3", in the Table on Page 11, represents \$3,000.

On MOTION by Mr. Marks and seconded by Mr. Browning, with all in favor, the Stormwater Management Needs Analysis Report, was ratified.

TENTH ORDER OF BUSINESS

Ratification of Requisitions

Ms. Suit presented the following:

- A. **Number 1: JEN Florida 40, LLC [\$1,614,307.43]**
- B. **Number 2: JEN Florida 40, LLC [2,370,867.96]**

On MOTION by Mr. Marlow and seconded by Mr. Marks, with all in favor, JEN Florida 40, LLC Requisition Numbers 1 and 2, were ratified.

ELEVENTH ORDER OF BUSINESS

Ratification of HOA Facility Management, Operation and Maintenance Services Agreement

Ms. Suit noted that the description of improvements and graphic depiction of CDD property is needed. Mr. Saha stated he will provide those items. Ms. Suit stated that the HOA will budget for and collect revenues to maintain the CDD improvements. A map was requested from the District Engineer and will be provided to the HOA.

On MOTION by Mr. Marks and seconded by Mr. Marlow, with all in favor, the HOA Facility Management, Operation and Maintenance Services Agreement, pending inclusion of the Exhibits noted, was ratified.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2022

Ms. Suit presented the Unaudited Financial Statements as of June 30, 2022.

On MOTION by Mr. Marks and seconded by Mr. Marlow, with all in favor, the Unaudited Financial Statements as of June 30, 2022, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of May 11, 2022 Regular Meeting Minutes

Ms. Suit presented the May 11, 2022 Regular Meeting Minutes.

On MOTION by Mr. Browning and seconded by Mr. Marlow, with all in favor, the May 11, 2022 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

B. District Engineer: *Poulos & Bennett*

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: September 14, 2022 at 11:00 A.M.**
 - **QUORUM CHECK**

The meeting scheduled for September 14, 2022 would be canceled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

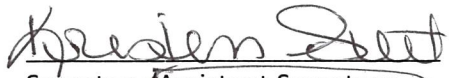
Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Marks and seconded by Mr. Marlow, with all in favor, the meeting adjourned at 11:19 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair