

OSCEOLA VILLAGE CENTER

**COMMUNITY DEVELOPMENT
DISTRICT**

December 14, 2022

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Osceola Village Center Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

December 7, 2022

Board of Supervisors
Osceola Village Center Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Osceola Village Center Community Development District will hold a Regular Meeting on December 14, 2022 at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Supervisor, Richard Jerman [**SEAT 1**]; *Term Expires November 2025*
4. Consider Appointment to Fill Unexpired Term of Seat 1
 - Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. 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
 - D. Form 8B: Memorandum of Voting Conflict
5. Acceptance of Resignation of Supervisor, Denver Marlow [**SEAT 4**]; *Term Expires November 2023*
6. Consider Appointment to Fill Unexpired Term of Seat 4
 - Administration of Oath of Office to Newly Appointed Supervisor

7. Acceptance of Resignation of Supervisor, Mark Molina **[SEAT 5]**; *Term Expires November 2023*
8. Consider Appointment to Fill Unexpired Term of Seat 5
 - Administration of Oath of Office to Newly Appointed Supervisor
9. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date
10. Ratification of Disclosure of Public Finance
11. Ratification of Adoption of Post Issuance Compliance and Remedial Action Procedures (Written Policies & Procedures Related to Tax Certificate)
12. Acceptance of Unaudited Financial Statements as of October 31, 2022
13. Approval of August 10, 2022 Public Hearings and Regular Meeting Minutes
14. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Poulos & Bennett, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: January 11, 2023 at 11:00 A.M.
 - QUORUM CHECK

SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ERIC MARKS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	RICHARD BROWNING	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

15. Board Members' Comments/Requests
16. Public Comments
17. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 943 865 3730

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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NOTICE OF TENDER OF RESIGNATION

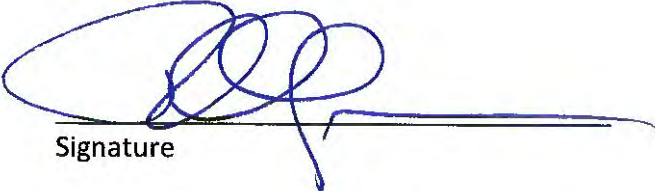
To: Board of Supervisors
Osceola Village Center Community Development District
Attn: Craig Wrathell, District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Richard Jarmann
Printed Name

Date: 09/26/22
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Osceola Village Center Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.


Signature

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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NOTICE OF TENDER OF RESIGNATION

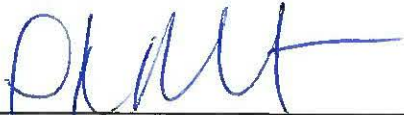
To: Board of Supervisors
Osceola Village Center Community Development District
Attn: Craig Wrathell, District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Dennis Moton
Printed Name

Date: 09/20/22
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Osceola Village Center Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.


Signature

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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NOTICE OF TENDER OF RESIGNATION

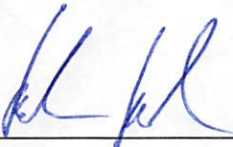
To: Board of Supervisors
Osceola Village Center Community Development District
Attn: Craig Wrathell, District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Mark Molina
Printed Name

Date: 12/8/2022
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Osceola Village Center Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.



Signature

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Osceola Village Center Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Kristen Suit is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 14th day of December, 2022.

ATTEST:

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

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**This Instrument Prepared by
and returned to:**

**Tucker F. Mackie
Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301**

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY**

**Board of Supervisors¹
Osceola Village Center Community Development District**

_____	_____
Chairman	Assistant Secretary
_____	_____
Vice Chairman	Assistant Secretary

Assistant Secretary	

Wrathell, Hunt and Associates, LLC
District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Ph: (561) 571-0010

District records are on file at the offices of the District Manager and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of December 14, 2022. For a current list of Board Members, please contact the District Manager.

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OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

Introduction

On behalf of the Board of Supervisors of the Osceola Village Center Community Development District (“District”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a local unit of special-purpose government created pursuant to, and existing under, the provisions of Chapter 190, *Florida Statutes*. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, financing and managing the acquisition, construction, reconstruction, installation and/or equipping of stormwater management facilities, wastewater collection system, water distribution system, roadways, street lighting, landscape, hardscape, recreation amenities and parks, off-site improvements, and other infrastructure improvements.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Osceola Village Center Community Development District and the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent local unit of special-purpose government, created pursuant to, and existing under, the provisions of Chapter 190, *Florida Statutes* (the “Act”), and established by Ordinance No. 21-02 enacted by the City Commission of the City of Kissimmee, Florida, which was effective on March 31, 2021. The District currently encompasses approximately 66.91 acres of land located entirely within the City of Kissimmee, Florida (the “City”). The legal description of the District’s boundaries is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the initial members of which must be residents of the State of Florida and citizens of the United States. Initially, the Supervisors were appointed pursuant to the petition seeking establishment of the District. Within ninety (90) days thereafter, the Supervisors were required to be elected on an at-large basis by the owners of the property within the District, each landowner being entitled to one (1) vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number. The two (2) Supervisor candidates receiving the highest number of votes were elected to four (4) year terms, with the three (3) Supervisor candidates receiving the next-largest number of votes

receiving two (2) year terms. Thereafter, every two (2) years as terms expire, Supervisors are elected by landowners within the District.

Commencing six (6) years after the initial appointment of Supervisors and once the District attains a minimum of two hundred and fifty (250) qualified electors; the positions of two (2) Supervisors whose terms are expiring are filled by qualified electors of the District, and are elected by the qualified electors of the District for four (4) year terms. A “qualified elector” in this instance is a registered voter who is a resident of the District and the State and a citizen of the United States. The remaining Supervisor whose term is expiring will be elected for a four (4) year term by the landowners within the District and is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and will be elected by qualified electors and serve four (4) year terms with staggered expiration dates.

Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, prior to the exercise of such power, it shall call an election at which all members of the Board shall be elected by qualified electors of the District. Elections subsequent to such decision shall be held in a manner such that the Supervisors will serve four (4) year terms with staggered expiration dates in the manner set forth in the Act.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

What infrastructure improvements does the District provide and how are the improvements paid for?

The District is comprised of approximately 66.91 acres within the City of Kissimmee. The public infrastructure necessary to support the Osceola Village Center development program includes master infrastructure improvements consisting of, but not limited to, the following: stormwater management and drainage systems and related earthwork, potable water distribution systems, sanitary sewer collection and conveyance systems, reclaimed water distribution systems, roadway improvements, street lighting, landscaping and hardscape improvements, off-site improvements, recreation amenities and parks. Each of these infrastructure improvements is more fully detailed below.

To plan the infrastructure improvements necessary for the District, the District adopted an *Engineer’s Report*, dated April 15, 2021, as supplemented by a *First Supplemental Engineer’s Report*, dated August 9, 2021 (collectively, “Improvement Plan”), which details the improvements contemplated for completion by the District. Copies of the Improvement Plan are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded in part by the District’s sale of bonds. On July 30, 2021, the Ninth Judicial Circuit Court of Florida, in and for Osceola County, entered a Final Judgment Validating Bonds validating the District’s ability to

issue not to exceed \$9,910,000 in Special Assessment Bonds for infrastructure needs of the District.

On September 10, 2021, the District issued bonds for purposes of financing the construction and/or acquisition of infrastructure improvements: Osceola Village Center Community Development District (City of Kissimmee, Florida) Special Assessment Bonds, Series 2021 (Series 2021 Project), in the amount of \$4,325,000 (the “Series 2021 Bonds”). Proceeds of the Series 2021 Bonds are being used to finance a portion of the cost to acquire, construct, reconstruct, install and/or equip master infrastructure improvements within the development (the “Series 2021 Project”).

Stormwater Management System

In accordance with the Improvement Plan, the District funded the construction of the master stormwater management system for the lands within the District. This system is made up of a wet retention stormwater treatment pond, control structure, swales, inlets, manholes and storm pipes. The pond and outfall structure was designed to provide water quality treatment and attenuation in accordance with the City of Kissimmee and the South Florida Water Management District regulations. The stormwater management system was designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site.

Potable Water Distribution System

In accordance with the Improvement Plan, the District funded the construction of the potable water distribution system within the District. The potable water system was conveyed to, and is owned and maintained by the Toho Water Authority once it had been certified complete. The potable water main within the District is sized to provide water to residents and recreational amenities of the District and was designed and constructed based on an approved Master Utility Plan (MUP).

Wastewater System

In accordance with the Improvement Plan, the District funded the construction of the wastewater system consisting of gravity sewer, force main, and lift station infrastructure within the District and those portions just outside the District required to connect to existing or proposed offsite facilities. The wastewater system was conveyed to, and is owned and maintained by the Toro Water Authority once it had been certified complete by the District. The wastewater system serving the District was sized to provide wastewater service to the residents and recreational amenities of the District, and was be designed and constructed based on an approved MUP. The offsite connection to the existing forcemain is included in the capital costs.

Reclaimed Water Distribution System

In accordance with the Improvement Plan, the District funded the construction of the reclaimed water distribution system within the District and those portions outside the District required to connect to existing or proposed offsite facilities. The reclaimed water system was conveyed to, and is owned and maintained by, the Toro Water Authority once it had been certified complete by the District. The reclaimed water mains serving the District were sized to provide reclaimed water to the lot boundaries and common areas within the District and were designed and constructed based on an approved MUP. Offsite reclaimed water distribution system improvements are included in the capital costs.

Roadway System

In accordance with the Improvement Plan, the District funded the construction of the roadways within or outside the District. The District funded the proposed approximate 8,105 linear feet of master roadways which define the major ingress and egress points throughout the development and required right-of-way. The roadways were conveyed to, and are owned and maintained by the City of Kissimmee. The roadways and rights-of-way also serve as locations for the placement of utility infrastructure needed to serve the development of the project. The roadways will connect to US Highway 17/92 as an entrance to the project as well as the commercial and apartment areas to the southwest.

Parks, Landscape & Hardscape

In accordance with the Improvement Plan, the District funded landscape and hardscape construction within roadways and common areas which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape. The District owns and maintain the foregoing improvements.

Undergrounding of Electrical Distribution and Street Lights

In accordance with the Improvement Plan, most, if not all, District constructed Master Infrastructure will include underground electric and street lighting. The street lighting system was constructed in cooperation with the Kissimmee Utility Authority and the Developer. The District funded the cost to trench the onsite and/or offsite underground installation only.

Assessments, Fees and Charges

A portion of the master infrastructure improvements identified in the District's Improvement Plan have been financed by the District through the sale of its Series 2021 Bonds. The amortization schedule for the Series 2021 Bonds is available at the District's Records Office (as defined herein). The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Master Special Assessment Methodology Report*, dated March 31, 2021, as supplemented by the *Final Supplemental Special Assessment Methodology Report*, dated August 20, 2021 (together, the "Assessment Methodology"), are available for review in the District's Records Office.

The Series 2021 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction and/or acquisition of the District’s Series 2021 Project, as described in the Improvement Plan (“Series 2021 Assessments”), which consist of 304 units. The Series 2021 Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2021 Assessments are levied in accordance with the District’s Assessment Methodology and represent an allocation of the costs of the Series 2021 Project to those lands within the District benefiting from the Series 2021 Project.

The assessment allocation for the Series 2021 Assessments is as follows:

Housing Type	Series 2021 Assessment Unit Allocation	Gross Annual Series 2021 Assessment Per Unit*	Total Series 2021 Assessment Principal Per Unit
Single Family	118	\$1,073.57	\$17,963.95
Townhome	186	\$708.56	\$11,856.21
TOTAL	304		

*Includes estimated Osceola County collection costs/payment discounts, which may fluctuate

Operation and Maintenance Assessments

In addition to the Debt Assessments, the District may also impose on an annual basis operations and maintenance assessments (“O&M Assessments”), which are determined and calculated annually by the Board in order to fund the District’s annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District’s budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District’s Records Office for more information regarding the allocation of O&M Assessments.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, *Florida Statutes*. Further information regarding any of the improvements can be obtained from the engineer’s reports on file at the District’s Records Office. Further, a detailed description of all costs and allocations which result in the formulation of assessments, fees and charges is available for public inspection upon request.

Method of Collection

Except as discussed above, the District’s Debt Assessments and/or O&M Assessments may appear on that portion of the annual real estate tax bill entitled “non-ad valorem assessments,” and will be collected by the Osceola County tax collector in the same manner as Osceola County ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due

are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information about the District, please write to: Osceola Village Center Community Development District c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("Records Office"), or call (561) 571-0010.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein. In addition, further information can be accessed online at www.sandmineroadcdd.com.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2022, and recorded in the Official Records of Osceola County, Florida.

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Chairperson/Vice Chairperson

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2022, by _____ of the Osceola Village Center Community Development District, who [] is personally known to me or who [] has produced _____ as identification, and did not take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION:

SITE 1:

A portion of Section 33, Township 25 South, Range 29 East, Osceola County, Florida, being more particularly described as follows:

COMMENCE at the Westernmost Southwest corner of VILLAS AT ESTANCIA, according to the plat thereof as recorded in Plat Book 18, Pages 63 and 64, of the Public Records of Osceola County, Florida, the following three (3) courses being along the Southerly boundary of said VILLAS AT ESTANCIA; thence South 48°43'28" East, a distance of 290.27 feet to the POINT OF BEGINNING; thence continue South 48°43'28" East, a distance of 187.38 feet; thence South 76°11'48" East, a distance of 406.12 feet to the Southeast corner of said VILLAS AT ESTANCIA, also being the Southwest corner of Lot 70, ESTANCIA, according to the plat thereof as recorded in Plat Book 15, Pages 184 and 185 of said Public Records; thence continue South 76°11'48" East along the Southerly boundary of said ESTANCIA, a distance of 420.02 feet; thence departing from said Southerly boundary run South 13°48'12" West, a distance of 190.69 feet to a point on the arc of a non—tangent curve concave to the West, the radius point of which bears South 43°30'23" West; thence Southerly along said curve having a radius of 173.75 feet, a central angle of 98°20'05" for an arc distance of 298.20 feet to a point of reverse curvature of a curve concave to the Southeast; thence Southwesterly along said curve having a radius of 1,446.25 feet, a central angle of 18°56'43" for an arc distance of 478.21 feet to a point of compound curvature of a curve concave to the East; thence Southerly along said curve having a radius of 755.25 feet, a central angle of 44°14'44" for an arc distance of 583.23 feet to a point of reverse curvature of a curve concave to the Northwest; thence Southwesterly along said curve having a radius of 453.75 feet, a central angle of 94°06'13" for an arc distance of 745.25 feet to a point on the Northerly boundary of that certain land conveyed to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as described in Warranty Deed recorded in Official Records Book 5336, Page 1230, of said Public Records, the following two (2) courses being along said Northerly boundary; thence North 79°24'12" West along a non—tangent line, a distance of 64.06 feet; thence North 83°16'25" West, a distance of 328.64 feet; thence North 18°03'27" East, a distance of 210.05 feet to a point of curvature of a curve concave to the Southeast; thence Northeasterly along said curve having a radius of 62.00 feet, a central angle of 40°22'20" for an arc distance of 43.69 feet; thence North 47°39'1r West along a non—tangent line, a distance of 1,119.37 feet; thence South 42°20'43" West, a distance of 68.00 feet; thence North 47°39'17" West, a distance of 140.00 feet; thence North 42°20'43" East, a distance of 48.00 feet; thence North 47°39'17" West, a distance of 166.29 feet to the Easterly Right—of—Way Line of State Road 600, according to the State of Florida Department of Transportation Right—of—Way Map Section 92010-2507; thence North 42°20'43" East along said Easterly Right—of—Way Line, a distance of 1345.14 feet to a point lying on the North line of the Northwest 1/4. of said Section 33; thence South 89°17'16" East along said North line, a distance of 388.30 feet to the POINT OF BEGINNING.

Receipt of Disclosure

I, _____, of _____
 (“Developer”), hereby acknowledge receipt of the Disclosure of Public Financing and
 Maintenance of Improvements to Real Property Undertaken by the Osceola Village Center
 Community Development District (“District”). I certify, as representative of the Developer, that
 in accordance with section 190.009, *Florida Statutes*, the District has furnished sufficient copies
 of this disclosure to the Developer.

(Name)

(Title)

(Date)

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

11

OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

POST-ISSUANCE COMPLIANCE AND REMEDIAL ACTION PROCEDURES

Adopted September 10, 2021

Osceola Village Center Community Development District (the "District") hereby adopts the following procedures (the "Procedures") as its written procedures for post-issuance compliance and remedial action applicable to tax-advantaged bonds, notes, leases, certificates of participation or similar (collectively, "Obligations") heretofore and hereafter issued or executed and delivered by it or on its behalf, including but not limited to the Special Assessment Bonds, Series 2021. These Procedures are intended to supplement any previous post-issuance compliance and remedial action procedures that may have been adopted by the District and any procedures evidenced in writing by any tax document for any Obligations heretofore or hereafter issued, entered into or executed and delivered by it or on its behalf, the related information returns filed in connection with any Obligations and the instructions to such information returns.

- In connection with the issuance or execution and delivery of Obligations, the Chairperson or Vice Chairperson of the Board of Supervisors of the District, or such person's designee (the "Responsible Person") is to sign a tax certificate prepared by bond counsel that sets forth (a) the District's reasonable expectations as to the use of the proceeds of the Obligations and (b) instructions for post-issuance compliance with the federal tax laws relating to the Obligations.
- The Responsible Person is to identify persons responsible for monitoring ongoing compliance with the tax requirements and provide adequate training to such persons, including training with respect to the requirements of the Code applicable to the expenditure of proceeds of the Obligations and the private use of Obligation-financed project. The Responsible Person is to annually review the District's compliance with these procedures and the terms of the applicable tax certificates in order to determine whether any violations have occurred so that such violations may be timely remediated through the "remedial action" provisions of the United States Treasury Regulations or through the Voluntary Closing Agreement Program administered by the Internal Revenue Service.
- The Responsible Person is to work with the District's bond counsel or underwriter, if applicable, to obtain a written certification as to the offering price of the Obligations so as to establish the issue price of the Obligations for arbitrage purposes.
- The Responsible Person is to work with bond counsel to ensure that the Internal Revenue Service Form 8038-G is filed in a timely manner in connection with the issuance or execution and delivery of the Obligations.
- The Responsible Person is to periodically check the financial records and expenditures of the District to ensure that (a) clear and consistent accounting procedures are being

used to track the investment and expenditure of Obligation proceeds, (b) Obligation proceeds are timely expended in accordance with the applicable temporary period rules of the arbitrage regulations, and (c) Obligation proceeds are expended in accordance with the expectations contained in the tax certificate. The Responsible Person will ensure that a final allocation of Obligation proceeds (including investment earnings) to qualifying expenditures is made with respect to its Obligation proceeds.

- The Responsible Person will review arrangements for the use of Obligation-financed property with non-governmental persons or organizations or the federal government (collectively referred to as "private persons") in order to ensure that applicable private activity bond limitations are not exceeded. Such review is to include the review of contracts or arrangements with private persons with respect to Obligation-financed property that could result in private business use of the facilities, including the sale of facilities, leases, management or service contracts, research contracts or other contracts involving "special legal entitlements" to Obligation-financed property. If it appears that applicable private activity bond limitations are exceeded, the District will immediately contact district counsel and bond counsel.
- The Responsible Person will ensure that the District complies with the arbitrage rebate covenants contained in the tax certificate. The Responsible Person will hire a rebate analyst or otherwise ensure that the rebate calculations are conducted in a timely manner in order to determine compliance with arbitrage yield restrictions and rebate requirements with respect to the Obligations.
- The District will ensure that for each issue of Obligations, the transcript and all records and documents described in these procedures will be maintained while any of the Obligations are outstanding and during the four-year period following the final maturity or redemption of that Obligation issue, or if the Obligations are refunded or refinanced (or re-refunded or re-refinanced), while any of the refunding Obligations are outstanding and during the four-year period following the final maturity or redemption of the refunding Obligations.
- The District will follow the procedures described above to comply with all tax-exempt bond requirements. If any violations of the above or other applicable provisions of the federal tax laws relating to its Obligations are discovered, the District will immediately contact district counsel or bond counsel to determine the appropriate course of action to remedy such violation, including contacting the Internal Revenue Service, if necessary.

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2022**

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 5,834	\$ -	\$ -	\$ 5,834
Investments				
Revenue	-	74,670	-	74,670
Reserve	-	120,190	-	120,190
Construction	-	-	9	9
Interest	-	5,024	-	5,024
Due from Landowner	28,260	-	-	28,260
Total assets	<u>\$ 34,094</u>	<u>\$199,884</u>	<u>\$ 9</u>	<u>\$ 233,987</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 37,440	\$ -	\$ -	\$ 37,440
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>43,440</u>	<u>-</u>	<u>-</u>	<u>43,440</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	4,984	-	-	4,984
Total deferred inflows of resources	<u>4,984</u>	<u>-</u>	<u>-</u>	<u>4,984</u>
Fund balances:				
Restricted for:				
Debt service	-	199,884	-	199,884
Capital projects	-	-	9	9
Unassigned	(14,330)	-	-	(14,330)
Total fund balances	<u>(14,330)</u>	<u>199,884</u>	<u>9</u>	<u>185,563</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 34,094</u>	<u>\$199,884</u>	<u>\$ 9</u>	<u>\$ 233,987</u>

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 89,609	0%
Total revenues	<u>-</u>	<u>-</u>	<u>89,609</u>	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	3,750	3,750	45,000	8%
Legal	-	-	20,000	0%
Engineering	-	-	1,200	0%
Audit	-	-	4,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	83	1,000	8%
Trustee	-	-	5,000	0%
Telephone	17	17	200	9%
Postage	-	-	500	0%
Printing & binding	42	42	500	8%
Legal advertising	85	85	1,500	6%
Annual special district fee	-	-	175	0%
Insurance	5,375	5,375	5,500	98%
Meeting room rental	-	-	750	0%
Contingencies/bank charges	19	19	500	4%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>9,371</u>	<u>9,371</u>	<u>87,740</u>	11%
Other fees & charges				
Tax collector	-	-	1,867	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>1,867</u>	0%
Total expenditures	<u>9,371</u>	<u>9,371</u>	<u>89,607</u>	10%
Excess/(deficiency) of revenues over/(under) expenditures	(9,371)	(9,371)	2	
Fund balances - beginning	(4,959)	(4,959)	-	
Fund balances - ending	<u>\$ (14,330)</u>	<u>\$ (14,330)</u>	<u>\$ 2</u>	

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND, SERIES 2021
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	248,134	0%
Interest	285	285	-	N/A
Total revenues	<u>285</u>	<u>285</u>	<u>248,134</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	90,000	0%
Interest	-	-	147,721	0%
Total debt service	<u>-</u>	<u>-</u>	<u>237,721</u>	0%
Other fees & charges				
Tax collector	-	-	5,169	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>5,169</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>242,890</u>	0%
				N/A
Excess/(deficiency) of revenues over/(under) expenditures	285	285	5,244	5%
Fund balances - beginning	<u>199,599</u>	<u>199,599</u>	<u>199,051</u>	
Fund balances - ending	<u><u>\$ 199,884</u></u>	<u><u>\$ 199,884</u></u>	<u><u>\$ 204,295</u></u>	

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND, SERIES 2021
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	9	9
Fund balances - ending	<u>\$ 9</u>	<u>\$ 9</u>

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
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.

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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**

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

82 Ms. Suit presented Resolution 2022-07.

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

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92 **FIFTH ORDER OF BUSINESS** **Consideration of Disclosure of Public**
93 **Finance**

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

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

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102 **SIXTH ORDER OF BUSINESS** **Ratification of Acquisition of Work Product**
103 **Plans & Improvements [NTE \$6.7 million]**

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105 This item was presented during the Tenth Order of Business.

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107 **SEVENTH ORDER OF BUSINESS** **Ratification of Adoption of Written Policies**
108 **& Procedures Related to Tax Certificate**

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110 This item was deferred.

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112 **EIGHTH ORDER OF BUSINESS** **Ratification of Amendment 1, Stormwater**
113 **Management Needs Analysis**

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115 Ms. Suit presented Amendment 1.

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

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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.

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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.

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Secretary/Assistant Secretary

Chair/Vice Chair

**OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022 CANCELED	Regular Meeting	11:00 AM
November 9, 2022 CANCELED	Regular Meeting	11:00 AM
December 14, 2022	Regular Meeting	11:00 AM
January 11, 2023	Regular Meeting	11:00 AM
February 8, 2023	Regular Meeting	11:00 AM
March 8, 2023	Regular Meeting	11:00 AM
April 12, 2023	Regular Meeting	11:00 AM
May 10, 2023	Regular Meeting	11:00 AM
June 14, 2023	Regular Meeting	11:00 AM
July 12, 2023	Regular Meeting	11:00 AM
August 9, 2023	Regular Meeting	11:00 AM
September 13, 2023	Regular Meeting	11:00 AM