

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

The Board of Supervisors of the Osceola Village Center Community Development District held a Regular Meeting on May 10, 2023 at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present were:

Eric Marks	Chair
Richard Browning	Vice Chair
John Ogden	Assistant Secretary
Melissa Henry	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Tucker Mackie (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:05 a.m. All sitting Supervisors were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2023

- **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
 - Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date
- These items were deferred.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Approving Proposed Budget(s) for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Suit presented Resolution 2023-03. She reviewed the proposed Fiscal Year 2024 budget and noted that the amounts are unchanged compared to the Fiscal Year 2023 budget.

On MOTION by Mr. Marks and seconded by Mr. Browning, with all in favor, Resolution 2023-03, Approving Proposed Budget(s) for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for July 12, 2023 at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date

Ms. Suit presented Resolution 2023-04.

On MOTION by Mr. Marks and seconded by Mr. Browning, with all in favor, Resolution 2023-04, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

SIX ORDER OF BUSINESS

Consideration of Cost Share Agreement (HOA & Exterior Property Owners)

Ms. Mackie stated that this Agreement will likely be presented for consideration or ratification at the next meeting.

This item was deferred.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Amending Resolution 2022-07 and Providing a Schedule for the Direct Collection of Assessments; Addressing Conflicts; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2023-05.

Ms. Mackie stated that this is necessary because the original Resolution provided for the CDD utilizing the Uniform Method to collect assessment; however, per the County, the Uniform Method was not available to the CDD until the CDD signs an agreement with the entity. The CDD has been direct-collecting assessments for Fiscal Year 2023. Resolution 2023-05 sets forth that the CDD is not only direct-collecting assessment but it is also allowing property owners to pay on a schedule. She stated that the Fiscal Year 2024 assessments will be on roll.

On MOTION by Mr. Marks and seconded by Mr. Browning, with all in favor, Resolution 2023-05, Amending Resolution 2022-07 and Providing a Schedule for the Direct Collection of Assessments; Addressing Conflicts; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Osceola Village Homeowners' Association, Inc., Amended and Restated CDD/HOA Maintenance Agreement

Ms. Suit presented the Osceola Village Homeowners' Association, Inc., Amended and Restated CDD/HOA Maintenance Agreement. Ms. Mackie reviewed the amendments to the Agreement to add provisions primarily related to reporting requirements. The HOA has not reviewed the Agreement. Ms. Mackie stated this addition is not specific to this CDD only; it is being done to shore up that, if there are any issues, the CDD will know about them sooner.

Discussion ensued regarding the reporting requirements in the Amended Agreement.

On MOTION by Mr. Marks and seconded by Mr. Ogden, with all in favor, the Osceola Village Homeowners' Association, Inc., Amended and Restated CDD/HOA Maintenance Agreement, was approved.

NINTH ORDER OF BUSINESS

Ratification of Osceola County Property Appraiser Agreements

Ms. Suit presented the following:

- A. Data Sharing and Usage**
- B. Uniform Method of Collection**

On MOTION by Mr. Marks and seconded by Mr. Browning, with all in favor, the of Osceola County Property Appraiser Data Sharing and Usage Agreement and Uniform Method of Collection Agreement, were ratified.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

On MOTION by Mr. Marks and seconded by Mr. Browning, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of December 14, 2022 Regular Meeting Minutes

On MOTION by Mr. Browning and seconded by Mr. Ogden, with all in favor, the December 14, 2022 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Mackie stated that, effective January 1, 2024, CDD Board Supervisors will be required to take a four-hour ethics training class.

Regarding the thresholds that must be met for the CDD to transition to the General Election process, Ms. Mackie stated that, statutorily, the CDD must be in existence for six years and have 250 qualified voters residing within the CDD boundaries; however, the existing Board can decide to transition sooner by appointing residents.

B. District Engineer: Poulos & Bennett

There was no report.

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

- **4 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: June 14, 2023 at 11:00 AM**
 - **QUORUM CHECK**

The meeting scheduled for June 14, 2023 will be canceled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

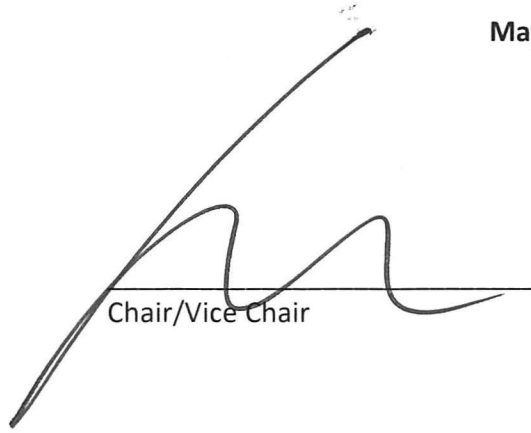
FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Browning and seconded by Ms. Henry, with all in favor, the meeting adjourned at 11:42 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair