

**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 August 14, 2024 at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

**Present:**

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

**Also present:**

Kristen Suit	District Manager
Clif Fischer	Wrathell, Hunt and Associates, LLC
Tucker Mackie (via telephone)	District Counsel
Steve Saha (via telephone)	District Engineer
Taylor Sulpizii	Appointed at meeting
Ryan Farrell	Appointed at meeting
Robert Holmgren	Appointed at meeting

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:09 a.m.

Supervisors Marks, Henry, Ogden and Browning were present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Board Transition**

- A. Acceptance of Supervisor Resignations**
- B. Appointment of Supervisor(s) to Vacant Seat(s)**

- **Administration of Oath of Office to Newly Appointed Supervisors (the following to also be provided in a separate package)**
  - I. Required Ethics Training and Disclosure Filing**
    - **Sample Form 1 2023/Instructions**
  - II. Membership, Obligation and Responsibilities**
  - III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
  - IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**
- C. Consideration of Resolution 2024-01, Electing and Removing Officers of the District and Providing for an Effective Date**

These items were presented following Item 10C.

**FOURTH ORDER OF BUSINESS****Consideration of Consent and Joinder to  
Drainage Easement Agreement**

**On MOTION by Mr. Marks and seconded by Mr. Ogden, with all in favor, the Consent and Joinder to the Drainage Easement Agreement, was approved.**

**FIFTH ORDER OF BUSINESS****Presentation of Audited Annual Financial  
Report for the Fiscal Year Ended September  
30, 2023, Prepared by McDirmit Davis**

Ms. Suit presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2024-08,  
Hereby Accepting the Audited Financial  
Report for the Fiscal Year Ended September  
30, 2023**

**On MOTION by Mr. Marks and seconded by Ms. Henry, with all in favor, Resolution 2024-08, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.**

**SEVENTH ORDER OF BUSINESS****Consideration of Goals and Objectives Reporting [HB7013 – Special Districts Performance Measures and Standards Reporting]**

Ms. Suit presented the Memorandum explaining the requirement for the CDD to develop goals and objectives and the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

**On MOTION by Mr. Marks and seconded by Mr. Ogden, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.**

**EIGHTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of June 30, 2024**

**On MOTION by Ms. Henry and seconded by Mr. Marks, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.**

**NINTH ORDER OF BUSINESS****Approval of June 12, 2024 Public Hearing and Regular Meeting Minutes**

**On MOTION by Mr. Marks and seconded by Mr. Ogden, with all in favor, the June 12, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS****Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Poulos & Bennett, LLC
- C. District Manager: Wrathell, Hunt and Associates, LLC

There were no District Counsel, District Engineer or District Manager reports.

- **NEXT MEETING DATE: September 11, 2024 at 11:00 AM**
  - **QUORUM CHECK**

The September 11, 2024 meeting will be canceled. The next meeting will be the Landowners' meeting on November 5, 2024.

▪ **Board Transition**

**These items, previously Items 3A, 3B and 3C, were presented out of order.**

**A. Acceptance of Supervisor Resignations**

Ms. Suit presented Mr. Eric Marks' resignation.

**On MOTION by Mr. Browning and seconded by Ms. Henry, with all in favor, the resignation of Mr. Eric Marks from Seat 2, was accepted.**

Ms. Henry nominated Mr. Ryan Farrell to fill Seat 2 and Mr. Robert Holmgren to fill vacant Seat 5. No other nominations were made.

**On MOTION by Ms. Henry and seconded by Mr. Ogden, with all in favor, the appointments of Mr. Ryan Farrell to Seat 2 and Mr. Robert Holmgren to vacant Seat 5, were approved.**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Ryan Farrell and Mr. Robert Holmgren.

**On MOTION by Mr. Ogden and seconded by Mr. Browning, with all in favor, the meeting recessed at 11:24 a.m.**

**On MOTION by Mr. Browning and seconded by Ms. Henry, with all in favor, the Regular meeting reconvened at 11:39 a.m.**

Ms. Suit presented Ms. Melissa Henry's resignation from Seat 1.

**On MOTION by Mr. Browning and seconded by Mr. Ogden, with all in favor, the resignation of Ms. Melissa Henry from Seat 1, was accepted.**

Mr. Henry nominated Ms. Taylor Sulpizii to fill Seat 1. No other nominations were made.

**On MOTION by Mr. Holmgren and seconded by Mr. Farrell, with all in favor, the appointment of Ms. Taylor Sulpizii to Seat 1, was approved.**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Taylor Sulpizii.

Ms. Suit presented Mr. John Ogden's resignation from Seat 4 and Mr. Richard Browning's resignation from Seat 3.

**On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, the resignations of Mr. John Ogden's from Seat 4 and Mr. Richard Browning from Seat 3, were accepted.**

Mr. Henry nominated Mr. Mike Specchio to fill Seat 5. No other nominations were made.

**On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, the appointment of Mr. Mike Specchio to Seat 5, was approved.**

**B. Appointment of Supervisor(s) to Vacant Seat(s)**

- **Administration of Oath of Office to Newly Appointed Supervisors (the following to also be provided in a separate package)**

The above items were presented in conjunction with Item 3A.

Ms. Suit and Ms. Mackie explained the following:

- I. Required Ethics Training and Disclosure Filing**
  - **Sample Form 1 2023/Instructions**
- II. Membership, Obligation and Responsibilities**

**III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

**IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

**C. Consideration of Resolution 2024-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-01. Mr. Farrell nominated the following:

Ryan Farrell	Chair
Taylor Sulpizii	Vice Chair
Robert Holmgren	Assistant Secretary

No other nominations were made. This Resolution removes the following from the Board:

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

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

<b>On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, Resolution 2024-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.</b>
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**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**


No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS**


**Adjournment**

<p><b>On MOTION by Mr. Holmgren and seconded by Mr. Farrell, with all in favor, the meeting adjourned at 11:54 a.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair