

**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 April 9, 2025 at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present:

Ryan Farrell	Chair
Taylor Sulpizii	Vice Chair
Robert Holmgren	Assistant Secretary

Also present:

Kristen Suit	District Manager
Tucker Mackie (via telephone)	District Counsel
Jessica Sierra	First Key Homes

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:04 a.m. Supervisors Farrell, Holmgren and Sulpizii, were present. Supervisor-appointee Specchio was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-01,
Canvassing and Certifying the Results of
the Landowners' Election of Supervisors
Held Pursuant to Section 190.006(2),
Florida Statutes, and Providing for an
Effective Date**

Ms. Suit presented Resolution 2025-01. The Landowners' Election did not occur as no Landowners, Landowner Representatives, or Proxy Holders attended to cast votes.

On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 3, Seat 4 and Seat 5 of the Board of Supervisors; and Providing an Effective Date

Ms. Suit presented Resolution 2025-02.

On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, Resolution 2025-02, Declaring a Vacancy in Seat 3, Seat 4 and Seat 5 of the Board of Supervisors; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 202_

Mr. Farrell nominated Jessica Sierra to fill Seat 3. No other nominations were made.

On MOTION by Mr. Farrell and seconded by Ms. Sulpizii, with all in favor, the appointment of Jessica Sierra to fill Seat 3, was approved.

- **Administration of Oath of Office (the following to be provided under separate cover)**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Jessica Sierra. She provided and she and Ms. Mackie explained the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

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

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

SIXTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 202_

Mr. Holmgren nominated Mike Specchio to fill Seat 4. No other nominations were made.

On MOTION by Mr. Holmgren and seconded by Mr. Farrell, with all in favor, the appointment of Mike Specchio to fill Seat 4, was approved.

- **Administration of Oath of Office)**

The Oath of Office will be administered to Mike Specchio at or before the next meeting.

SEVENTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 202_

Mr. Farrell nominated Robert Holmgren to fill Seat 5. No other nominations were made.

On MOTION by Mr. Farrell and seconded by Ms. Sulpizii, with all in favor, the appointment of Robert Holmgren to fill Seat 5, was approved.

Since the Landowners' Election did not occur resulting in the number of votes not being able to determine the terms of the Seats, Ms. Mackie asked for the terms to be determined by the Board. The terms and expirations for Seats 3, 4 and 5 will be as follows:

Seat 3	4-Year Term	Term expires November 2028
Seat 4	2-Year Term	Term expires November 2026
Seat 5	4-Year Term	Term expires November 2028

- **Administration of Oath of Office**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Robert Holmgren. Mr. Holmgren is familiar with the items in the Third Order of Business.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2025-03,
Electing and Removing Officers of the
District, and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-03. Mr. Farrell nominated the following:

Ryan Farrell	Chair
Jessica Sierra	Vice Chair
Robert Holmgren	Assistant Secretary
Taylor Sulpizii	Assistant Secretary
Mike Specchio	Assistant Secretary

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

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

**On MOTION by Mr. Farrell and seconded by Ms. Sulpizii, with all in favor,
Resolution 2025-03, Electing, as nominated, and Removing Officers of the
District, and Providing for an Effective Date.**

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-04,
Approving a Proposed Budget for Fiscal
Year 2025/2026 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 2025-04. She reviewed the proposed Fiscal Year 2026 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

**On MOTION by Mr. Farrell and seconded by Ms. Sulpizii, with all in favor,
Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026**

and Setting a Public Hearing Thereon Pursuant to Florida Law for June 11, 2025 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.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Suit presented Resolution 2025-05.

On MOTION by Mr. Farrell and seconded by Ms. Sulpizii, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Accepting the Certification of the District Engineer that the Series 2021 Project is Complete; Declaring the Series 2021 Project Complete; Finalizing the Special Assessments Securing the District's Series 2021 Special Assessment Bonds; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date

Ms. Suit presented Resolution 2025-06 and read the title.

Ms. Mackie stated this is related to the Series 2021 bonds. Florida Law requires that, once the project is completed, the CDD must formally go through the process to equalize those assessments in a final manner. By this Resolution, the Board is effectively confirming, in a final manner, the final assessments attributable to the Series 2021 bonds over the assessed property. In doing so, this complies with the CDD's Trust Indenture requirements. Necessary certifications and other documents and information is included with this Resolution.

On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, Resolution 2025-06, Accepting the Certification of the District Engineer that the Series 2021 Project is Complete; Declaring the Series 2021 Project Complete; Finalizing the Special Assessments Securing the District's Series 2021 Special Assessment Bonds; Providing for a Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2025-07. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Farrell and seconded by Ms. Sierra, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Ratification of Osceola County Property Appraiser Data Sharing and Usage Agreement

Ms. Suit presented the Osceola County Property Appraiser Data Sharing and Usage Agreement.

On MOTION by Mr. Farrell and seconded by Ms. Sulpizzii, with all in favor, the Osceola County Property Appraiser Data Sharing and Usage Agreement, was ratified.

FOURTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

On MOTION by Mr. Farrell and seconded by Ms. Sierra, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

FIFTEENTH ORDER OF BUSINESS

Approval of Minutes

- A. August 14, 2024 Regular Meeting**
- B. November 5, 2024 Landowners' Meeting**

On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, the August 14, 2024 Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting, both as presented, were approved.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Poulos & Bennett, LLC**

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: May 14, 2025 at 11:00 AM**
 - **QUORUM CHECK**

The May 14, 2025 meeting will be canceled.

SEVENTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

EIGHTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Farrell and seconded by Ms. Sulpizii, with all in favor, the meeting adjourned at 11:24 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair