

**MINUTES OF MEETING
ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Ormond Station Community Development District was held on June 29, 2023, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 11:00 a.m., at the Hilton Garden Inn Palm Coast Town Center, 55 Town Center Blvd., Palm Coast, Florida 32137.

Present at the meeting were:

John Valantasis	Chair
Matthew Stolz	Vice Chair
Sam Macias	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Jere Earlywine	District Counsel
David Reid	Interim District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel
Sara Zare (via telephone)	MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:08 a.m. He stated this is the first meeting of the Ormond Station CDD. He recapped the Landowners' Election results, as follows:

Seat 1	Matt Stolz	40 votes	4-year Term
Seat 2	John Valantasis	40 votes	4-year Term
Seat 3	Sam Macias	35 votes	2-year Term
Seat 4	Lou Avelli	35 votes	2-year Term
Seat 5	Sydney Kendrick	35 votes	2-year Term

Supervisors-Elect Matthew Stolz, John Valantasis and Sam Macias were present. Supervisors-Elect Sydney Kendrick and Lou Avelli were not present.

SECOND ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

GENERAL DISTRICT ITEMS**THIRD ORDER OF BUSINESS****Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)**

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Stolz, Mr. Valantasis and Mr. Macias. He reviewed the guidelines for interactions among Supervisors, emails, the records retention policy and public records requests. He recommended CDD emails and files separate from business and personal files. He discussed avoiding conflicts of interest and provided and explained the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. 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**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Wrathell distributed Form 8B for each Board Member to complete to disclose their employment and/or business affiliation with the Developer; these forms will be kept on file and attached to meeting minutes when necessary.

Mr. Earlywine discussed the ethics laws, including the required disclosures and various prohibitions. Prohibitions include use of a public office for one's own private gain or benefit, accepting or soliciting a gift in exchange for a vote, etc.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2023-01, 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

Mr. Wrathell presented Resolution 2023-01. The results of the Landowners' Election, as noted during the First Order of Business, will be inserted into Sections 1 and 2.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2023-01, 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.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2023-02. Mr. Stolz nominated the following slate:

Chair	John Valantasis
Vice Chair	Matthew Stolz
Secretary	Craig Wrathell
Assistant Secretary	Sam Macias
Assistant Secretary	Lou Avelli
Assistant Secretary	Sydney Kendrick
Assistant Secretary	Cindy Cerbone
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS**SIXTH ORDER OF BUSINESS****Consideration of the Following Organizational Items:**

A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Mr. Wrathell presented Resolution 2023-03 and the Fee Schedule and Management Agreement. The Management Fee is reduced to \$2,000 per month until bonds are issued.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2023-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Kutak Rock LLP**

Mr. Wrathell presented Resolution 2023-04 and the Kutak Rock LLP Fee Agreement.

On MOTION by Mr. Valantasis and seconded by Mr. Macias, with all in favor, Resolution 2023-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-05.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2023-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District; and Providing for an Effective Date, was adopted.

D. Resolution 2023-06, Appointing an Interim District Engineer for the Ormond Station Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: Madden, Moorehead & Stokes, LLC**

Mr. Wrathell presented Resolution 2023-06 and the Interim Engineering Services Agreement.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2023-06, Appointing an Interim District Engineer for the Ormond Station Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim Engineering Services Agreement with Madden, Moorehead & Stokes, LLC, was approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the Request for Qualifications for Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members declined compensation.

G. Resolution 2023-07, Designating the Primary Administrative Office, Principal Headquarters and local District Records office of the District and Providing an Effective Date

This item was deferred.

H. Resolution 2023-08, Setting Forth the Policy of the Ormond Station Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Wrathell presented Resolution 2023-08.

Mr. Earlywine stated that any complaints or inquiries should be forwarded to Mr. Wrathell as soon as possible; the Resolution requires that a copy be provided within 30 calendar days.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2023-08, Setting Forth the Policy of the Ormond Station Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

- I. **Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2023-09.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2023-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. **Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2023-10.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2023-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-11. This Resolution grants the Chair and Vice Chair and other officers, in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2023-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- L. Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Ormond Station Community Development District**

Mr. Wrathell presented Resolution 2023-12.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2023-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Ormond Station Community Development District, was adopted.

- M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.

N. Strange Zone, Inc., Quotation #M23-1021 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Stolz and seconded by Mr. Macias, with all in favor, Strange Zone, Inc., Quotation #M23-1021 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99 for the first year and then approximately \$705 annually, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Wrathell presented the ADA Site Compliance proposal.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of \$210, was approved.

P. Resolution 2023-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Wrathell presented Resolution 2023-13.

Ms. Cerbone will attempt to secure a meeting room at the Judicial Center.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, Resolution 2023-13, to Designate September 14, 2023 at 11:00 a.m., at a location to be determined, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- Q. Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

This item was deferred.

- R. Resolution 2023-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Discussion ensued regarding Exhibit A.

This item was deferred.

- S. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Wrathell stated CDDs are required to prepare a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed and there is no interim reporting requirement, a Report will be prepared and submitted, when necessary.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Items:

- A. Resolution 2023-16, Designating a Public Depository for Funds of the Ormond Station Community Development District and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-16.

On MOTION by Mr. Macias and seconded by Mr. Stolz, with all in favor, Resolution 2023-16, Designating Truist Bank as Public Depository for Funds of the Ormond Station Community Development District and Providing an Effective Date, was adopted.

B. Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-17. Funding requests will be submitted to Mr. Macias and to Mr. Mike Robertson.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2023-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

A. Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-18 and the proposed Fiscal Years 2023 and 2024 budgets, both are Landowner-funded, with expenses being funded as they are incurred.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, Resolution 2023-18, Approving a Proposed Budget for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 14, 2023 at 11:00 a.m., at a location to be determined; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements

Mr. Wrathell presented the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements, in substantial form, were approved.

- C. **Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date**
Mr. Wrathell presented Resolution 2023-19.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2023-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date, was adopted.

- D. **Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**
Mr. Wrathell presented Resolution 2023-20.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2023-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. **Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**
Mr. Wrathell presented Resolution 2023-21.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, Resolution 2023-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-22.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2023-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-23.

On MOTION by Mr. Valantasis and seconded by Mr. Macias, with all in favor, Resolution 2023-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

- H. Consideration of E-Verify Memo with MOU**

Mr. Wrathell presented E-Verify information related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS

**Consideration of the Following Bond
Financing Related Items:**

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: MBS Capital Markets, LLC

Mr. Wrathell presented the MBS Capital Markets, LLC., Agreement for Underwriter Services and Rule G-17 Disclosure.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, the MBS Capital Markets, LLC, Agreement for Underwriter and Rule G-17 Disclosure, was approved.

II. Bond Counsel: Nabors, Giblin & Nickerson, P.A

Mr. Wrathell presented the Nabors, Giblin & Nickerson, P.A., Agreement for Bond Counsel Services.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the Nabors, Giblin & Nickerson, P.A., Bond Counsel Agreement for Bond Counsel Services, was approved.

III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.

Mr. Wrathell presented the US Bank Trust Company, N.A. Fee Proposal to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the US Bank Trust Company, N.A. Fee Proposal to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2023-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

This item was deferred.

D. Presentation of Master Engineer's Report

Mr. Reid presented the Engineer's Report and noted the following:

- The Report describes the Capital Improvement Plan (CIP) for the current CDD and for the anticipated expansion of the CDD boundaries through future "takedowns" of additional property.
- The existing CDD anticipates 99 units; future takedowns anticipating 368 and 573 units each will increase the total to 1,040 units.
- The CDD will have public infrastructure, including roadway improvements, stormwater management, utilities, water, wastewater and reclaim water utilities, hardscape, landscape, irrigation and streetlights.
- Recreational amenities included in the Report may or may not be funded, as they are typically private.
- The CIP includes environmental conservation/mitigation, off-site improvements and professional services.
- The CIP cost estimate for the existing CDD is \$4,431,460, the CIP cost estimate for the first Takedown of 368 lots is \$14,237,054 and the CIP cost estimate for the second Takedown of 573 lots is \$32,566,254; The Total CIP cost estimate is \$51,234,768.

Discussion ensued regarding the boundary extension and deferring bond validation.

Mr. Earlywine recommended approval of the Reports, in substantial form, and approving the issuance of bonds in a not-to-exceed amount of \$100,000,000, on the basis of the Chair's direction to add more units to the project.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the Master Engineer's Report dated June 2023, in substantial form, and subject to the Chair's authority to add more units to the project, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report dated June 29, 2023. He reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, True-up Mechanism and the Appendix Tables. He noted the following:

- The land within the CDD currently consists of approximately 39.835 acres and additional boundary expansions are anticipated.
- The development of the CDD is anticipated to be conducted by DR Horton, Inc., or an affiliated entity.
- The Development Plan for the CDD contemplates at least 1,040 residential units, or more, after boundary amendments.
- The proposed financing plan provides for issuance of bonds in the approximate principal amount of \$71,515,000 to finance approximately \$51,234,768 in CIP costs, as reflected in the District Engineer's Report.

On MOTION by Mr. Stolz and seconded by Mr. Macias, with all in favor, the Master Special Assessment Methodology Report dated June 29, 2023, in substantial form, was approved.

F. Resolution 2023-25, Authorizing the Issuance of Not to Exceed \$71,815,000 Ormond Station Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date

Mr. Earlywine suggested approval of Resolution 2023-25 today, in substantial form, subject to the Chair's final direction to Staff to file for bond validation, increasing the not-to-exceed amount to \$100,000,000 to allow for maximum flexibility, as previously discussed.

Mr. Wrathell presented Resolution 2023-26, which accomplishes the following:

- Authorizes issuance of not to exceed \$100,000,000 aggregate principal amount of bonds.
- Appoints U.S. Bank Trust Company, N.A., as the Trustee, Registrar and Paying Agent.
- Authorizes and approves execution and delivery of the Master Trust Indenture.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

The following change was made to Resolution 2023-25 and where necessary:

Title and elsewhere, as necessary: Change "\$71,815,000" to "\$100,000,000"

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, Resolution 2023-25, as amended, Authorizing the Issuance of Not to Exceed \$100,000,000 Ormond Station Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds, subject to the Chair's final direction to Staff to file for bond validation; and Providing an Effective Date, was adopted.

CONSTRUCTION RELATED ITEMS

TENTH ORDER OF BUSINESS

Consideration of the Following
Construction Related Items:

Mr. Earlywine presented the following:

A. Acquisition Agreement

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the Acquisition Agreement, in substantial form, was approved.

B. Acquisition of Roadways and Utilities Improvements

Discussion ensued regarding the need to finalize total amounts.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the Acquisition of Roadways and Utilities Improvements, in substantial form, was approved.

C. Temporary Construction Easement

This item was deferred.

D. Form of CDD/HOA Facilities Management Agreement

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, the of CDD/HOA Facilities Management Agreement, in substantial form, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer (Interim): Madden, Moorhead & Stokes, LLC**
- C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no Staff reports.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

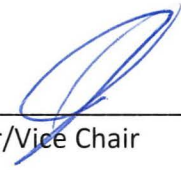
FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Stolz and seconded by Mr. Macias, with all in favor, the meeting adjourned at 1:06 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair