

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

The Board of Supervisors of the Ormond Station Community Development District held Public Hearings and a Regular Meeting on October 5, 2023 at 11:00 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, First Floor Conference Room, Bunnell, Florida 32110.

Present at the meeting were:

John Valantasis
Matthew Stolz
Lou Avelli
Sydney Kendrick

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Cindy Cerbone
Jere Earlywine (via telephone)
Amanda Porpora (via telephone)

District Manager
District Counsel
Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

- **Administration of Oath of Office to Supervisors Lou Avelli [Seat 4] and Sydney Kendrick [Seat 5]**

This item, previously the Third Order of Business, was presented out of order.

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the oath of office to Mr. Lou Avelli and Ms. Sydney Kendrick.

Supervisors Valantasis, Stolz, Avelli and Kendrick were present. Supervisor Macias was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisors Lou Avelli [Seat 4] and Sydney Kendrick [Seat 5] (the following will be provided in a separate package)

Ms. Cerbone provided and briefly described the following:

- 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**

FOURTH ORDER OF BUSINESS

Consideration of n Resolutions Ratifying the Actions of the District Manager

Ms. Cerbone presented the following:

- A. Resolution 2024-01, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2022/2023 and Fiscal Year 2023/2024; Amending Resolution 2023-18 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, Resolution 2024-01, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2022/2023 and Fiscal Year 2023/2024; Amending Resolution 2023-18 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.
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- B. Resolution 2024-02, Ratifying the Amendment to Resolution 2023-13 to Re-Set the Date of the Public Hearing to Consider and Hear Comment on the Adoption of Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, Resolution 2024-02, Ratifying the Amendment to Resolution 2023-13 to Re-Set the Date of the Public Hearing to Consider and Hear Comment on the Adoption of Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

- A. Affidavits of Publication
- B. Consideration of Resolution 2024-03, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-03 and the Rules of Procedure.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2024-03, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

- A. Affidavit of Publication
- B. Consideration of Resolution 2024-04, 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. Cerbone presented Resolution 2024-04. She reviewed the proposed Fiscal Year 2023 budget. The budget is unchanged from when it was last presented. She stated for this budget or any Landowner-contribution budget, expenses are paid as they are incurred.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, Resolution 2024-04, 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.

SEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Affidavit of Publication
- B. Consideration of Resolution 2024-05, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-05. She reviewed the proposed Fiscal Year 2024 budget.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, the Public Hearing was closed.

Ms. Cerbone and Mr. Earlywine responded to questions regarding additional parcels, field operations proposals, conveyances, the roundabout, the pond, the HOA and a temporary construction easement.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, Resolution 2024-05, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

Mr. Avelli will coordinate with Ms. Cerbone regarding stormwater contracts, streetlighting, landscape maintenance, irrigation supplies, monuments and road maintenance. District Staff will ensure that maintenance items do not exceed the Fiscal Year 2024 budgeted amounts and will facilitate agreements authorizing that field operations maintenance work can proceed in between meetings.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, authorizing Staff to work with vendors, facilitate field operation agreements that do not exceed the Fiscal Year 2024 budget amounts, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Flagler County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date

A. Consideration of Boundary Amendment Funding Agreement

Mr. Earlywine presented the Boundary Amendment Funding Agreement. He recommended adopting Resolution 2024-06 and proceeding with the Boundary Amendment Funding Agreement, which obligates the Developer to pay the expenses related to the Boundary Amendment.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, the Boundary Amendment Funding Agreement, was approved.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, Resolution 2024-06, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Flagler County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Temporary Construction Easement

Mr. Earlywine presented the Temporary Construction Easement and responded to a question about platting.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the Temporary Construction Easement, was approved.

TENTH ORDER OF BUSINESS**Ratification of Acquisition of Groveside at Ormond Station Improvements**

Ms. Cerbone presented the Letter Agreement and supporting documents related to the acquisition of the Groveside at Ormond Station Improvements. Mr. Earlywine stated this is for the utilities, roadways, surface water management and related work product.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, acquisition of the Groveside at Ormond Station Improvements and Letter Agreement, were ratified.

ELEVENTH ORDER OF BUSINESS**Consideration of Resolution 2024-07, Designating the Primary Administrative Office, Principal Headquarters and local District Records office of the District and Providing an Effective Date**

Ms. Cerbone presented Resolution 2024-07, and recommended bifurcating the Resolution to approve the primary administrative office being Management's offices in Boca Raton, Florida and deferring naming of a local District Records office to another meeting; Resolution 2024-07 will be revised accordingly.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2024-07, as amended, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office-of the District and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS**Consideration of Resolution 2024-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

This item was deferred to the next meeting.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2024-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

This item was deferred to the next meeting.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2024-10, 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

Ms. Cerbone presented Resolution 2024-10. Staff recommended not setting a public hearing until the Boundary Amendment is complete and the bond validation complaint is filed.

Discussion ensued regarding the next closing date, timing of bond validation filing, tax rolls and off-roll assessments.

Ms. Cerbone asked if the Resolution can be adopted with a to be determined date and authorizing the Chair to work with Staff. Mr. Earlywine replied affirmatively.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, Resolution 2024-10, Designating a to be determined 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, was adopted.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2023

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the Unaudited Financial Statements as of August 31, 2023, were accepted.

SIXTEENTH ORDER OF BUSINESS**Approval of Minutes**

Ms. Cerbone presented the following:

- A. **June 29, 2023 Landowners' Meeting**
- B. **June 29, 2023 Organizational Meeting**

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, the June 29, 2023 Landowners' Meeting and the June 29, 2023 Organizational Meeting Minutes, as presented, were approved.

SEVENTEENTH 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.

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

EIGHTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

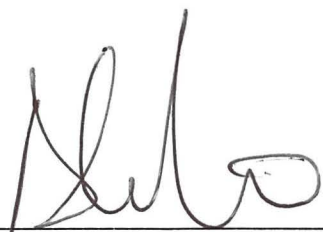
There were no Board Members' comments or requests.

NINETEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Kendrick and seconded by Mr. Avelli, with all in favor, the meeting adjourned at 11:57 p.m.



Secretary/Assistant Secretary



~~Chair/Vice Chair~~

Assistant Secretary