MINUTES OF MEETING
ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Ormond Station Community Development District held a Regular Meeting on June 27, 2024 at 10:00 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	Chair
Matthew Stolz	Vice Chair
Lou Avelli	Assistant Secretary
Sidney Kendrick	Assistant Secretary

Also present were:

Andrew Kantarzhi	District Manager
Antonio Shaw	Operations Manager
Ashley Ligas (via telephone)	District Counsel
Dave Reid (via telephone)	District Engineer
Chase Allen	Supervisor-Appointee

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 10:01 a.m.

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

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Sam Macias (Seat 3): Term Expires November 2024**

Mr. Kantarzhi presented Mr. Sam Macias’ resignation letter.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the resignation of Mr. Sam Macias from Seat 3, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment of Chase Allen to Fill Unexpired Term of Seat 3**

Mr. Stolz nominated Mr. Chase Allen to fill Seat 3. No other nominations were made.

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, the appointment of Mr. Chase Allen to fill Seat 3, was approved.

- **Administration of Oath of Office (the following will also be provided in a separate package)**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Allen. He provided and gave an overview of the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligation 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

Ms. Ligas urged Mr. Allen to contact her with any further questions about Sunshine Law violations, public records, conflicts of interest, Form 1 filing or the ethics training requirement.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-13, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2024-13. The following slate was nominated:

John Valantasis	Chair
Matthew Stolz	Vice Chair

Lou Avelli	Assistant Secretary
Sidney Kendrick	Assistant Secretary
Chase Allen	Assistant Secretary
Andrew Kantarzhi	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Sam Macias	Assistant Secretary

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

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2024-13, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-14, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2024-14. He reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Asked if these are the same budget amounts presented and reviewed at the last meeting, Mr. Kantarzhi replied affirmatively.

On MOTION by Mr. Valantasis and seconded by Mr. Avelli, with all in favor, Resolution 2024-14, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 29, 2024 at 10:30 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, First Floor Conference Room, Bunnell, Florida 32110; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2024-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

This item was deferred.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-16, 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**

Mr. Kantarzhi presented Resolution 2024-16.

On MOTION by Mr. Valantasis and seconded by Mr. Avelli, with all in favor, Resolution 2024-16, 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.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2024-17, Declaring the District's Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System and Conservation Areas**

Mr. Kantarzhi presented Resolution 2024-17.

On MOTION by Mr. Stolz and seconded by Mr. Avelli, with all in favor, Resolution 2024-17, Declaring the District's Intent to Accept Responsibility for the Perpetual Operation, Maintenance, and Funding of the Stormwater Management System and Conservation Areas, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2024-12, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

ELEVENTH 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.

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

Mr. Kantarzhi presented Resolution 2024-09.

On MOTION by Mr. Valantasis and seconded by Mr. Avelli, with all in favor, Resolution 2024-09, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS **Ratification Items**

Mr. Kantarzhi presented the following:

A. Flagler County Tax Collector Interlocal Agreement for the Collection of Non-Ad Valorem Assessments

B. The Greenery, Inc. Addendum to Purchase of Services Agreement

C. Lake Pros, LLC Amendment to Agreement for Pond Maintenance Services

D. Lake Pros, LLC Second Amendment to Agreement for Pond Maintenance Services

On MOTION by Mr. Avelli and seconded by Mr. Valantasis, with all in favor, the Flagler County Tax Collector Interlocal Agreement for the Collection of Non-Ad Valorem Assessments, the Greenery, Inc. Addendum to Purchase of Services Agreement, the Lake Pros, LLC Amendment to Agreement for Pond Maintenance Services and the Lake Pros, LLC Second Amendment to Agreement for Pond Maintenance Services, were ratified.

FOURTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of May 31, 2024**

On MOTION by Mr. Stolz and seconded by Mr. Allen with all in favor, the Unaudited Financial Statements as of May 31, 2024, were accepted.

Ms. Kendrick arrived at the meeting at 10:24 a.m.

FIFTEENTH ORDER OF BUSINESS **Approval of December 7, 2023 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes**

On MOTION by Mr. Stolz and seconded by Mr. Avelli, with all in favor, the December 7, 2023 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

SIXTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Madden, Moorhead & Stokes, LLC

There were no reports from District Counsel or the District Engineer.

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

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

The next meeting will be held on August 29, 2024 at 10:30 a.m.

D. Field Operations: Wrathell, Hunt and Associates, LLC

The May 30, 2024 Field Operations Status Report was included for informational purposes.

Mr. Shaw reported the following:

➢ The electrician is scheduled to be on site on Monday to set up new outlets.

➢ He is securing the dates for the installation of the pumps.

➢ Work on the roundabouts should be completed by the end of the week.

Discussion ensued regarding registering with the Commission on Ethics (COE) and filing Form 1 electronically. Mr. Kantarzhi will ask the COE to email a new link to the Board Members.

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

Discussion ensued regarding signage, landscaping, the roundabout, irrigation, recent infrastructure damage due to accidents and HOA insurance requirements.

Mr. Kantarzhi stated Staff will provide an update about the insurance.

EIGHTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Allen and seconded by Ms. Kendrick, with all in favor, the meeting adjourned at 10:35 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair