

ORMOND STATION

COMMUNITY DEVELOPMENT

DISTRICT

August 29, 2024

BOARD OF SUPERVISORS

PUBLIC HEARINGS

AND REGULAR

MEETING AGENDA

ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Ormond Station Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 22, 2024

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Ormond Station Community Development District

Dear Board Members:

The Board of Supervisors of the Ormond Station Community Development District will hold Public Hearings and a Regular Meeting 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. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2024-18, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2024-19, Providing for Funding for the Fiscal Year 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. 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

6. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
7. Consideration of Resolution 2024-12, Designating the Location of the Local District Records Office and Providing an Effective Date
8. Acceptance of Unaudited Financial Statements as of July 31, 2024
9. Approval of June 27, 2024 Regular Meeting Minutes

10. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Madden, Moorhead & Stokes, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2024
 - NEXT MEETING DATE: TBD

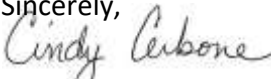
○ QUORUM CHECK

SEAT 1	MATT STOLZ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JOHN VALANTASIS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	CHASE ALLEN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	LOU AVELLI	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	SYDNEY KENDRICK	☐ IN PERSON	☐ PHONE	☐ NO

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

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

3A

THE DAYTONA BEACH
NEWS-JOURNAL

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Ormond Station Community Development District
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The News-Journal, published in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Volusia and Flagler Counties, Florida, or in a newspaper by print in the issues of, on:

08/14/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me by the legal clerk, who is personally known to me, on 08/14/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$381.68

Tax Amount: \$0.00

Payment Cost: \$381.68

Order No: 10453884

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**ORMOND STATION COMMUNITY
DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2025
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING**

The Board of Supervisors ("Board") of the Ormond Station Community Development District ("District") will hold a public hearing as follows:

DATE: August 29, 2024
HOUR: 10:30 a.m.
LOCATION: Flagler County
Government Services Building
1769 E. Moody Blvd.
Bldg. 2, First Floor Conference
Room
Bunnell, Florida 3211

The purpose of the hearing is to receive comments on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 (877)274-0889 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
10453884 8/14/24

KAITLYN FELTY
Notary Public
State of Wisconsin

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2024-18
[ANNUAL APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Ormond Station Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025 or within 60 days following the end of the Fiscal Year 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 29TH DAY OF AUGUST, 2024.

ATTEST:

**ORMOND STATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2024/2025 Budget(s)

Exhibit A: Fiscal Year 2024/2025 Budget(s)

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Assessment Summary	5

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessments	\$ -	\$ -	\$ -	\$ -	\$115,150
Landowner contribution	120,090	33,817	99,608	133,425	121,249
Total revenues	120,090	33,817	99,608	133,425	236,399
EXPENDITURES					
Professional & administrative					
Supervisors	-	-	-	-	-
Management/accounting/recording**	24,000	12,000	12,000	24,000	48,000
Legal	17,500	10,395	7,105	17,500	20,000
Engineering	2,000	310	1,690	2,000	3,000
Audit	3,750	-	-	-	4,800
Arbitrage rebate calculation*	-	-	-	-	-
Dissemination agent*	-	-	-	-	1,000
Trustee*	-	-	-	-	-
Telephone	200	100	100	200	200
Postage	500	9	491	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	3,404	3,096	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	-	5,500	5,500	6,000
Meeting room	-	162	324	486	648
Contingencies/bank charges	750	595	480	1,075	960
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	210	-	210	210
Total professional & administrative	62,290	27,610	31,741	59,351	93,198

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
Operations & maintenance					
Stormwater management					
Pond maintenance	3,500	1,800	2,500	4,300	13,200
Wetland maintenance	4,248	-	-	-	-
Field operations management	-	-	-	-	7,500
Field operations accounting	-	-	-	-	1,200
Streetlighting	7,200	-	3,600	3,600	7,200
Landscape maintenance contract	17,424	3,948	25,000	28,948	40,476
Plant replacement	750	-	1,500	1,500	3,500
Irrigation repairs	500	-	3,000	3,000	2,500
Lake bank mowing	2,178	-	-	-	-
Landscape inspection	-	2,050	7,000	9,050	16,125
Maintenance contract	3,000	-	-	-	-
Electricity	12,000	1,202	7,200	8,402	12,000
Repairs/maintenance	2,500	-	2,500	2,500	5,000
Pressure washing	1,500	-	1,500	1,500	1,500
Electricity	500	-	500	500	-
Road maintenance	2,500	-	-	-	-
Holiday decorations	-	1,000	-	1,000	-
Rust prevention	-	-	7,000	7,000	13,000
Contingencies	-	-	-	-	20,000
Total field operations	57,800	10,000	61,300	71,300	143,201
Total expenditures	120,090	37,610	93,041	130,651	236,399
Excess/(deficiency) of revenues over/(under) expenditures	-	(3,793)	6,567	2,774	-
Fund balance - beginning (unaudited)	-	(2,774)	(6,567)	(2,774)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(6,567)	-	-	-
Fund balance - ending	\$ -	\$ (6,567)	\$ -	\$ -	\$ -

* An O&M Assessment of \$658 will be imposed on platted and sold lots, and the balance of the budget will be funded through a contribution from the project builder only if actual expenses incurred

** WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

***These items will be realized when the CDD takes ownership of the related assets.

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	20,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	3,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,800
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	-
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee*	-
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,000
The District will obtain public officials and general liability insurance.	
Meeting room	648
Contingencies/bank charges	960
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Operations & maintenance

Field operations management	7,500
Field operations accounting	1,200
Pond maintenance	13,200
Streetlighting	7,200
Landscape maintenance contract	40,476
Plant replacement	3,500
Irrigation repairs	2,500
Landscape inspection	16,125
Electricity	12,000
Repairs/maintenance	5,000
Pressure washing	1,500
Rust prevention	13,000
Contingencies	20,000
Total expenditures	<u><u>\$236,399</u></u>

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Assessments					
<u>Existing Boundary</u>					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2025 O&M Assessment/ Developer Contribution per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
Residential Unit	175	\$ 658.00	\$ -	\$ 658.00	n/a
Total	175				

* Assessments are assumed to be collected off-roll - if collected on-roll, the amount would be \$700.00

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

4A

AFFIDAVIT OF PUBLICATION

Ormond Station CDD
Ormond Station Community Development District
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The News-Journal, published in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Volusia and Flagler Counties, Florida, or in a newspaper by print in the issues of, on:

08/07/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/07/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$1954.64

Tax Amount: \$0.00

Payment Cost: \$1954.64

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KAITLYN FELTY
Notary Public
State of Wisconsin

ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Ormond Station Community Development District ("District") will hold the following public hearings and a regular meeting:

DATE: August 29, 2024
HOUR: 10:30 a.m.
LOCATION: Flagler County Government Services Building
1769 E. Moody Blvd.
Bldg. 2, First Floor Conference Room
Bunnell, Florida 32111

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2025"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The O&M Assessments will only be imposed on platted and developed lots, including lots platted and developed during the Fiscal Year 2025. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment*
Residential Units	175	1.00	\$721.00

*Includes collection costs and early payment discounts.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which may be imposed on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2025.

The District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November of this year. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later using a different collection method.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

4B

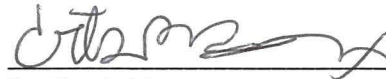
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

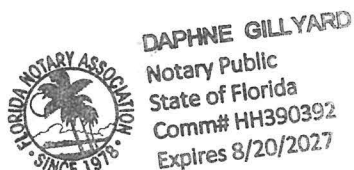
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the Ormand Station Community Development District ("District"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 30, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.

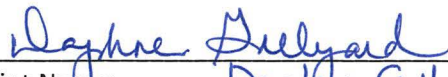


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 30th day of July 2024, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



NOTARY PUBLIC



Print Name: Daphne Gillyard

Notary Public, State of Florida

Commission No.: HH390392

My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

Ormond Station
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 30, 2024

VIA FIRST CLASS MAIL

ADJ HUNTERS RIDGE LLC
444 SEABREEZE BLVD SUITE 805
DAYTONA, FL 32118

Parcel ID: See “Exhibit B” Attached

RE: Ormond Station Community Development District
Fiscal Year 2024/2025 Budget and O&M Assessments

Dear Property Owner:

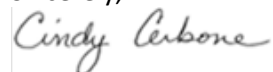
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DATE:	August 29, 2024
TIME:	10:30 a.m.
LOCATION:	Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, 1 st Floor Conference Room, Bunnell, Florida 32110

The proposed O&M Assessment information for your property is set forth in **Exhibit A**. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431, (877)276-0889** (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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Sincerely,



Cindy Cerbone
District Manager

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Summary of O&M Assessments

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22-14-31-2855-00000-0040	ADJ HUNTERS RIDGE LLC
22-14-31-2855-00000-0030	ADJ HUNTERS RIDGE LLC
22-14-31-2855-00000-0020	ADJ HUNTERS RIDGE LLC
22-14-31-2855-00000-0010	ADJ HUNTERS RIDGE LLC
22-14-31-2855-00000-0070	ADJ HUNTERS RIDGE LLC
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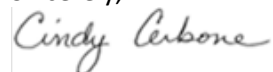
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MAZUR JULIANN
CHRISTINA & RICHARD
RAYMOND III H&W
ORMOND BEACH, FL
32174

PARCEL ID: 22-14-31-1254-00000-0250

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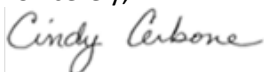
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22-14-31-1254-00000-0270	HOOKE ALAN
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22-14-31-1254-00000-0090	BLACKWELL KEVIN TERRY
22-14-31-1254-00000-0100	WEST JENNIFER JEAN & MATTHEW DALE HOGAN H&W
22-14-31-1254-00000-0110	MAXWELL MATT COREY & VICKY SERRANO H&W
22-14-31-1254-00000-0130	NEWMAN JOHN STEPHEN III & TONYA LEIGHA H&W
22-14-31-1254-00000-0160	COLON LUIS ENRIQUE LOPEZ & ADA ZORAIDA H&W

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

4C

RESOLUTION 2024-19
[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FISCAL YEAR 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ormond Station Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**FY 2025**"), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE FUNDING AGREEMENT. [RESERVED.]

b. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- i. Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- ii. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for

operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

The Board finds and determines that operations and maintenance assessments shall immediately attach only to platted and developed lots (as set forth in **Exhibits "A" and "B"**), and further that operations and maintenance assessments shall also attach on a pro-rated basis to any lots sold during Fiscal Year 2025 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. All unplatted or undeveloped lots do not receive the same level of benefit as platted and developed lots and, accordingly, such lots shall not receive an operations and maintenance assessment for Fiscal Year 2025.

- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

- c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1, 2024 and no later than September 30, 2025.

As noted above, operations and maintenance assessments shall attach to any lots platted and developed lots during Fiscal Year 2025 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. Any such assessments shall be collected directly by the District in accordance with Florida law, and at the time of sale.

- ii. Debt service assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 29th day of August, 2024.

ATTEST:

**ORMOND STATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-15

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT 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**

WHEREAS, the Ormond Station Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2024.

ATTEST:

**ORMOND STATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Flagler County Government Services Building 1769 E. Moody Blvd., Bldg. 2, First Floor Conference Room, Bunnell, Florida 32110</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October __, 2024	Regular Meeting	__:__ AM/PM
November __, 2024	Regular Meeting	__:__ AM/PM
December __, 2024	Regular Meeting	__:__ AM/PM
January __, 2025	Regular Meeting	__:__ AM/PM
February __, 2025	Regular Meeting	__:__ AM/PM
March __, 2025	Regular Meeting	__:__ AM/PM
April __, 2025	Regular Meeting	__:__ AM/PM
May __, 2025	Regular Meeting	__:__ AM/PM
June __, 2025	Regular Meeting	__:__ AM/PM
July __, 2025	Regular Meeting	__:__ AM/PM
August __, 2025	Regular Meeting	__:__ AM/PM
September __, 2025	Regular Meeting	__:__ AM/PM

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

6

Memorandum

To: Board of Supervisors

From: District Management

Date: August 29, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

ORMOND STATION

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2024-12

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE
LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Ormond Station Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Flagler County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The District’s local records office shall be located at: _____

_____.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2024.

ATTEST:

**ORMOND STATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2024**

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2024**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	\$ 5,715	\$ -	\$ 5,715
Undeposited funds	23,942	-	23,942
Deposit	2,189	-	2,189
Total assets	<u>\$ 31,846</u>	<u>\$ -</u>	<u>\$ 31,846</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 3,680	\$ -	\$ 3,680
Accounts payable - year end	20,157	-	20,157
Due to Landowner	-	18,562	18,562
Landowner advance	6,000	-	6,000
Total liabilities	<u>29,837</u>	<u>18,562</u>	<u>48,399</u>
Fund balances:			
Restricted for:			
Debt service	-	(18,562)	(18,562)
Unassigned	2,009	-	2,009
Total fund balances	<u>2,009</u>	<u>(18,562)</u>	<u>(16,553)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 31,846</u>	<u>\$ -</u>	<u>\$ 31,846</u>

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 34,865	\$ 96,652	\$ 120,090	80%
Total revenues	<u>34,865</u>	<u>96,652</u>	<u>120,090</u>	80%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	20,000	24,000	83%
Legal	1,615	13,647	17,500	78%
Engineering	-	310	2,000	16%
Audit	-	-	3,750	0%
Telephone	16	167	200	84%
Postage	8	45	500	9%
Printing & binding	42	417	500	83%
Legal advertising	-	3,659	6,500	56%
Annual special district fee	-	175	175	100%
Insurance	-	-	5,500	0%
Contingencies/bank charges	90	1,177	750	157%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>3,771</u>	<u>39,807</u>	<u>62,290</u>	64%
Operations & maintenance				
Stormwater management				
Maintenance contract - wet ponds	365	3,260	3,500	93%
Wetland maintenance	-	-	4,248	0%
Streetlighting	-	-	7,200	0%
Landscape maintenance				
Maintenance contract	2,400	16,182	17,424	93%
Plant replacement	1,088	2,642	750	352%
Irrigation repairs	-	2,525	500	505%
Lake bank mowing	-	-	2,178	0%
Landscape inspection	1,025	5,125	-	N/A
Irrigation supply - community				
Maintenance contract	-	-	3,000	0%
Electricity	683	4,363	12,000	36%
Repairs/maintenance	-	250	2,500	10%
Monuments/signage				
Repairs/maintenance/pressure washing	-	2,390	1,500	159%
Electricity	-	-	500	0%
Road maintenance	-	-	2,500	0%
Holiday decorations	-	1,000	-	N/A
Unbudgeted - wall repairs	13,300	14,325	-	N/A
Total field operations	<u>18,861</u>	<u>52,062</u>	<u>57,800</u>	90%
Total expenditures	<u>22,632</u>	<u>91,869</u>	<u>120,090</u>	77%
Excess/(deficiency) of revenues over/(under) expenditures	12,233	4,783	-	
Fund balances - beginning	(10,224)	(2,774)	-	
Fund balances - ending	<u>\$ 2,009</u>	<u>\$ 2,009</u>	<u>\$ -</u>	

**ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Debt service		
Cost of issuance	<u>-</u>	<u>10,351</u>
Total debt service	<u>-</u>	<u>10,351</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(10,351)
Fund balances - beginning	<u>(18,562)</u>	<u>(8,211)</u>
Fund balances - ending	<u><u>\$ (18,562)</u></u>	<u><u>\$ (18,562)</u></u>

ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**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

73 Lou Aveli Assistant Secretary
74 Sidney Kendrick Assistant Secretary
75 Chase Allen Assistant Secretary
76 Andrew Kantarzhi Assistant Secretary

77 No other nominations were made.

78 This Resolution removes the following from the Board:

79 Sam Macias Assistant Secretary

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

81 Craig Wrathell Secretary

82 Cindy Cerbone Assistant Secretary

83 Craig Wrathell Treasurer

84 Jeff Pinder Assistant Treasurer

85

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

89

90

91 **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**

99

100 Mr. Kantarzhi presented Resolution 2024-14. He reviewed the proposed Fiscal Year
101 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the
102 Fiscal Year 2024 budget, and explained the reasons for any changes.

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

105

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**

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

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

- 225 • **NEXT MEETING DATE: TBD**

- 226 ○ **QUORUM CHECK**

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

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

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

231 Mr. Shaw reported the following:

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

233 ➤ He is securing the dates for the installation of the pumps.

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

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

238

239 **SEVENTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

240

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

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

244

245 **EIGHTEENTH ORDER OF BUSINESS**

Public Comments

246

247 No members of the public spoke.

248

249 **NINETEENTH ORDER OF BUSINESS**

Adjournment

250

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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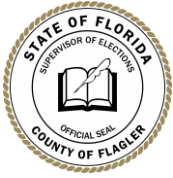
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262 _____
Secretary/Assistant Secretary

Chair/Vice Chair

ORMOND STATION
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



Kaiti Lenhart ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

1769 E. Moody Boulevard, Building 2, Suite 101 ★ PO Box 901 ★ Bunnell, Florida 32110-0901
Phone (386) 313-4170 ★ Fax (386) 313-4171 ★ www.FlaglerElections.gov

April 15, 2024

Daphne Gillyard
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

RE: CDD Registered Voters

Dear Daphne Gillyard:

Per your request, in accordance with the requirements of Florida Statute 190.006(3)(a)(2)(d), the total number of registered voters for the following Community Development District as of April 15, 2024 is:

Colbert Landings Community Development District: **0**
Palm Coast 145 Community Development District: **0**
Hunter's Ridge Community Development District No. 1: **429**
Ormond Station Community Development District No. 1: **0**

According to Florida Statute 190.006 (3)(b) you will need to publish the qualifying period for candidates to run for Hunter's Ridge No 1 CDD Seat 3 and 4:

Elections of board members by qualified electors held pursuant to this subsection shall be nonpartisan and shall be conducted in the manner prescribed by law for holding general elections. The district shall publish a notice of the qualifying period set by the supervisor of elections for each election at least 2 weeks prior to the start of the qualifying period.

Candidate Qualifying for the 2024 Election will be from Noon, June 10, 2024, through Noon, June 14, 2024. Any qualified elector of the district can file paperwork starting May 28, 2024. Interested individuals can contact the Flagler County Elections Office to get the necessary paperwork for filing to run for office.

If you have any questions or require any further assistance, please contact this office.

Thank you,

Kaiti Lenhart
Supervisor of Elections