

**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 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.

Present:

John Valantasis
Matthew Stolz
Lou Avelli
Chase Allen

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Antonio Shaw
Bennett Davenport (via telephone)

District Manager
Operations Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:40 a.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

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

Mr. Kantarzhi presented Resolution 2024-18. He reviewed the proposed Fiscal Year 2025 budget and pointed out that the budget is unchanged from when it was last presented to the Board.

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

No affected property owners or 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. Avelli, with all in favor, 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, was adopted.

FOURTH ORDER OF BUSINESS

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**

These items were included for informational purposes.

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

Mr. Kantarzhi presented Resolution 2024-19 and read the title.

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

No affected property owners or members of the public spoke.

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

In response to a Board Member's question regarding the Resolution, Mr. Kantarzhi stated this allows the CDD to fund the budget and place Operation and Maintenance (O&M) assessments on the tax rolls. Mr. Davenport stated Resolution 2024-19 pertains to the O&M component of the special assessments and levies the assessments on the expenditures contemplated in the budget that was just approved.

On MOTION by Mr. Avelli and seconded by Mr. Allan, with all in favor, 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, was adopted.

FIFTH 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.

SIXTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Kantarzhi presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Avelli and seconded by Mr. Valantasis, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

SEVENTH 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.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2024

On MOTION by Mr. Avelli and seconded by Mr. Valantasis, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of June 27, 2024 Regular Meeting Minutes

On MOTION by Mr. Valantasis and seconded by Mr. Allen, with all in favor, the June 27, 2024 Regular Meeting Minutes, as presented, were approved.

TENTH 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

- **0 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting date is to be determined.

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

There was no report.

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

Mr. Kantarzhi and Mr. Shaw responded to questions about paying invoices submitted in October or November before the tax revenues are received, a pump that was replaced and if the HOA is responsible for ownership and maintenance of two areas that are being developed on the opposite side of the roadway.

Discussion ensued regarding St. Augustine grass, the landscaper, a railing, DR Horton, curb and gutter maintenance and maintenance in the Woodside and Gardenside developments.

Mr. Shaw will inspect the roundabout, the railing and the landscape in and around the CDD and report his findings at the next meeting.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, the meeting adjourned at 11:06 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

ORMOND STATION CDD

August 29, 2024



Secretary/Assistant Secretary



Chair/Vice Chair