

CENTER LAKE RANCH WEST

**COMMUNITY DEVELOPMENT
DISTRICT**

March 12, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Center Lake Ranch West 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

March 5, 2025

ATTENDEES:

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

Board of Supervisors

Center Lake Ranch West Community Development District

Dear Board Members:

The Board of Supervisors of the Center Lake Ranch West Community Development District will hold a Regular Meeting on March 12, 2025 at 1:30 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisors (Nora Schuster - Seat 2, Robert Reynolds - Seat 3) *(the following to be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations 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
4. Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Acceptance of Resignation of Gaylon Barcom [Seat 5]
6. Consider Appointment of Andrea Fidler to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
 - Administration of Oath of Office
7. Consideration of Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date

8. Ratification Items
 - A. Easement Agreement (Center Lake on the Park/M/I Homes)
 - B. Quit Claim Deed
 - C. Quit Claim Bill of Sale
 - D. M/I Homes of Orlando, LLC Fence Easement
9. Acceptance of Unaudited Financial Statements as of January 31, 2025
10. Approval of Minutes:
 - A. August 14, 2024 Public Hearings and Regular Meeting
 - B. November 5, 2024 Landowners' Meeting
11. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*
 - B. District Engineer: *Poulos & Bennett, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: April 9, 2025 at 1:30 PM

○ QUORUM CHECK

SEAT 1	SUSAN KANE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	NORA SCHUSTER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	ROBERT REYNOLDS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	DIANA CABRERA	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ANDREA FIDLER	☐ IN PERSON	☐ PHONE	☐ NO

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

If you should have any questions or concerns, please do not hesitate to contact me directly (415) 516-2161.

Sincerely,


Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 867 327 4756

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Center Lake Ranch West Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Osceola County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners' meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held on November 5, 2024, at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT:

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

BOARD OF SUPERVISORS	SEAT	VOTES
Nora Schuster	Seat 2	300 Votes
Robert Reynolds	Seat 3	300 Votes
Gaylon Barcom	Seat 5	250 Votes

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

BOARD OF SUPERVISORS	SEAT	TERM OF OFFICE
Nora Schuster	Seat 2	4-Year Term
Robert Reynolds	Seat 3	4-Year Term
Gaylon Barcom	Seat 5	2-Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of March, 2025.

Attest:

**CENTER LAKE RANCH WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Center Lake Ranch West Community Development District
Attn: Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: Gaylon Barcom

Date: March 12, 2025

I hereby tender my resignation as a member of the Board of Supervisors of Center Lake Ranch West Community Development District. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ faxed to 561-571-0013 or ☒ scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.



Signature

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTER
LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Center Lake Ranch West Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF CENTER LAKE RANCH WEST COMMUNITY
DEVELOPMENT DISTRICT THAT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective March 12, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of March 12, 2025:

<u>Gaylon Barcom</u>	<u>Assistant Secretary</u>
<u>Cindy Cerbone</u>	<u>Assistant Secretary</u>

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Andrew Kantarzhi is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 12TH DAY OF MARCH, 2025.

ATTEST:

**CENTER LAKE RANCH WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS A**

This instrument was prepared by:

Jere Earlywine
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made and entered into this 28th day of February, 2025, by and among:

M/I HOMES OF ORLANDO, LLC, a Florida limited liability company, the owner and developer of lands within the boundary of the District, and whose mailing address is 400 International Parkway, Suite 470, Lake Mary, Florida 32746 ("**Developer**"); and

CENTER LAKE ON THE PARK HOMEOWNERS ASSOCIATION INC., a Florida non-for-profit corporation, and whose mailing address is 400 International Parkway, Suite 470, Lake Mary, Florida 32746 ("**Association**"); and

CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida, and whose mailing address is c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**" or "**Grantee**").

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, Developer and Association desire to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described here; and

WHEREAS, Developer and Association, and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Developer and Association each grant to the District a perpetual easement over the Easement Areas and Developer and Association are agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement.** Developer and Association hereby each grant to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below – to the extent of the Developer's and Association's respective interests, if any - ("**Easement Areas**") to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, "**Easement**"):

A) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage facilities, located within all drainage easement areas including those labeled "Drainage Easements" and "Drainage and Utility Easements" as identified on the plat entitled, ***Center Lake on the Park***, as recorded at Plat Book 35, Pages 74 - 79, of the Official Records of Osceola County, Florida ("**Plat**").

B) The District is hereby granted a perpetual, non-exclusive access easement over rights-of-way as identified on the Plat.

3. **Inconsistent Use.** Developer and Association each agree and covenant that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default.** A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either District, Developer or Association seek to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Developer and Association and counsel(s) for Grantee may deliver Notice on behalf of the Developer and Association and Grantee, respectively.

9. **Assignment.** Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Developer and Association.

10. **Controlling Law; Venue.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. **Public Records.** Developer and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. **Severability.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. **Binding Effect.** This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. **Authorization.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. **Amendments.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. **Counterparts.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Developer, Association and Grantee have caused these presents to be executed on the day and year first above written.

WITNESSES

M/I HOMES OF ORLANDO, LLC

By: [Signature]
Name: BRAXTON REYNOLDS
Address: 400 INTERNATIONAL DR
SUITE 470, FLAKEMARY, 32746

By: [Signature]
Name: David Brown
Title: Vice President

By: [Signature]
Name: CHRISTINE BARBERO
Address: 400 INTERNATIONAL PKWY
#470 LAKE MARY, FL 32746

STATE OF Florida
COUNTY OF Seville

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of February, 2025, by David Brown as Vice President of M/I Homes of Orlando, LLC, a Florida limited liability company, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, and produced N/A as identification.



(NOTARY SEAL)

[Signature]
NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

[Signatures continue on following page]

WITNESSES

CENTER LAKE ON THE PARK HOMEOWNERS
ASSOCIATION INC.

By: [Signature]
Name: BRAXTON REYNOLDS
Address: 400 INTERNATIONAL DR
SUITE 470, LAKE MARY, FL 32746

By: [Signature]
Name: Diana Cabrera
Title: President

By: [Signature]
Name: CHRISTINE BARRETO
Address: 400 INTERNATIONAL DR
SUITE 470, LAKE MARY FL 32746

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of February, 2025, by Diana Cabrera as President of Center Lake on the Park Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced NA as identification.



[Signature]
NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

WITNESSES

CENTER LAKE RANCH WEST COMMUNITY
DEVELOPMENT DISTRICT

By: [Signature]
Name: Patrick Wood
Address: 2800 Lake Lucien Dr Ste 350
Maitland FL 32751

By: [Signature]
Name: SUSAN KANE
Title: CHAIRMAN

By: [Signature]
Name: Gertrude Stevenson
Address: 2600 Lake Lucien Dr Ste 350
Maitland, FL 32751

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of February, 2025, by Susan Kane as Chairman of the Center Lake Ranch West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)



[Signature]
NOTARY PUBLIC, STATE OF Florida
Name: Anabelle Ferrari
(Name of Notary Public, Printed, Stamped or typed as Commissioned)

Note to Examiner: This instrument evidences conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS B**

This instrument was prepared by:

(This space reserved for Clerk)

Jere Earlywine
Kutak Rock LLP
107 W College Ave
Tallahassee, Florida 32301

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made to be effective as of the 21 day of February, 2025, by and between **M/I HOMES OF ORLANDO, LLC**, a Florida limited liability company, with a mailing address of 400 International Parkway, Suite 470, Lake Mary, Florida 32746 ("**Grantor**"), and **CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Polk and Osceola County, Florida, and whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**Grantee**").

WITNESSETH

That Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described parcel of land, situate, lying and being in the County of Osceola, State of Florida, and more particularly described as:

Tracts C1-A (Conservation), OS1-A, OS1-B, OS1-C, OS1-D, OS1-E, OS1-F, OS1-G, OS1-H, OS1-I (Open Space) SW1-A, and SW1-B (Stormwater), Center Lake on the Park, as recorded at Plat Book 35, Pages 74-79, of the Official Records of Osceola County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

NOTE: Nothing herein shall be construed to waive Grantor's right to payment for the improvements located on the Property, or any rights that the Grantor may have under any acquisition agreement(s) between the Grantor and Grantee and for payment by the Grantee for such improvements. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

M/I HOMES OF ORLANDO, LLC

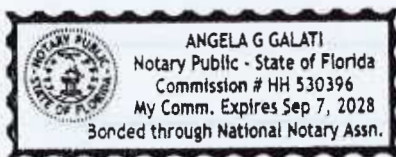

Print Name: BRAXTON REYNOLDS
Address: 400 INTERNATIONAL DRIVE,
SUITE 470, LAKE MARY, FL 32746

By: 
Name: David Brown
Title: Vice President


Print Name: DAVID BROWN
Address: 400 INTERNATIONAL PKWY
#470, LAKE MARY, FL 32746

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of February, 2025, by David Brown, as Vice President of M/I HOMES OF ORLANDO, LLC, on its behalf. Who ☐ is personally known to me or ☐ produced _____ as identification.




Notary Public, State of _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS C**

QUITCLAIM BILL OF SALE¹
CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT

THIS QUITCLAIM BILL OF SALE is made to be effective as of the 26 day of February, 2025, by and among **M/I HOMES OF ORLANDO, LLC**, a Florida limited liability company, with a mailing address of 400 International Parkway, Suite 470, Lake Mary, Florida 32746, and **CENTER LAKE ON THE PARK HOMEOWNERS ASSOCIATION INC.**, a Florida non-for-profit corporation, with a mailing address is 400 International Parkway, Suite 470, Lake Mary, Florida 32746 (together, "**Grantors**"), and the **CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida, and whose mailing address is c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**Grantee**").

(Wherever used herein, the terms "Grantors" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantors, to the extent of their respective interests, if any, hereby remise, release and quit-claim to Grantee forever, all the right, title, interest, claim and demand which the Grantors individually or jointly have in and to the capital improvements and work product as described below, to have and to hold for Grantee's own use and benefit forever (all of the following together, "**Property**"):

- a. **Improvements** - All of the right, title, interest, and benefit, if any, of the Grantors in, to, and under the capital improvements located on the real property and easement areas described in **Exhibit A**; and
- b. **Work Product** - All of the right, title, interest, and benefit of Grantors, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.
- c. **Additional Rights** - All of the right, title, interest, and benefit of Grantors, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the foregoing work product and improvements.

¹ NOTE: Nothing herein shall be construed to waive Grantors' consideration in the improvements located on the Property, or any rights that the Grantor may have under any acquisition agreement(s) between the Grantors and Grantee and for payment by the Grantee for such improvements. Instead, Grantors reserve all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

2. By execution of this document, the Grantors affirmatively represent that they have the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered
in the presence of:

M/I HOMES OF ORLANDO, LLC


Print Name: BRAXTON REYNOLDS

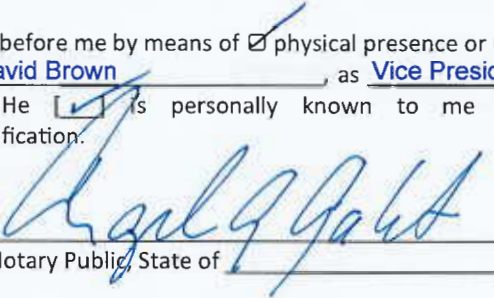
By: 
Name: David Brown
Title: Vice President


Print Name: CHRISTINE BARRERO

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of February, 2025, by David Brown, as Vice President of M/I HOMES OF ORLANDO, LLC, on its behalf. He ☒ is personally known to me or ☐ produced NA as identification.




Notary Public, State of Florida

[CONTINUED ON FOLLOWING PAGE]

[SIGNATURE PAGE FOR QUITCLAIM BILL OF SALE]

CENTER LAKE ON THE PARK HOMEOWNERS
ASSOCIATION, INC.

Signed, sealed and delivered in the presence of:


Print Name: BRAXTON REYNOLDS

By: 
Name: Diana Cabrera
Title: President


Print Name: CHRISTINE BARRO

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of February, 2025, by Diana Cabrera, as President of **CENTER LAKE ON THE PARK HOMEOWNERS ASSOCIATION, INC.**, on its behalf. He ☒ is personally known to me or ☐ produced WA as identification.




Notary Public, State of Florida

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A: Description of Property

EXHIBIT A

DESCRIPTION & LOCATION OF IMPROVEMENTS ON DISTRICT-OWNED PROPERTY

District-Owned Real Property:

Tracts C1-A (Conservation), OS1-A, OS1-B, OS1-C, OS1-D, OS1-E, OS1-F, OS1-G, OS1-H, OS1-I (Open Space) SW1-A, and SW1-B (Stormwater), *Center Lake on the Park*, as recorded at Plat Book 35, Pages 74-79, of the Official Records of Osceola County, Florida.

Tangible Property:

Stormwater & Drainage Improvements - All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes; and

District-Easement Access Property

The District was granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage facilities, located within all drainage easement areas including those labeled "Drainage Easements" and "Drainage and Utility Easements" as identified on the plat entitled, *Center Lake on the Park*, as recorded at Plat Book 35, Pages 74 - 79, of the Official Records of Osceola County, Florida ("Plat").

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS D**

This instrument was prepared by and
Should be returned to:
Barton W. Morrison, Esq.
HOLLAND & KNIGHT LLP
200 S. Orange Avenue, Suite 2600
Orlando, Florida 32801

FENCE EASEMENT

This Fence Easement ("Easement") is made and entered into as of the 8th day of November, 2024, by **M/I HOMES OF ORLANDO, LLC**, a Florida limited liability company, whose address is 400 International Parkway, Suite 470, Lake Mary, Florida 32746 ("M/I Homes") and **CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District").

RECITALS:

1. M/I Homes is the owner of certain real property located in Osceola County, Florida as more particularly described and depicted on Exhibit A attached hereto (the "Easement Area").
2. The District was established by ordinance pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and is validly existing under the Constitution and laws of the State of Florida.
3. The District installed and is maintaining a fence along Twelve Oaks Road and Center Lake Ranch Boulevard and such fence is located within the Easement Area (the "Fence").
4. The purpose of this Easement is to provide easement rights to the District for the ownership and maintenance of the Fence.

WITNESSETH

FOR AND IN CONSIDERATION OF the sum of ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, M/I Homes does hereby grant and convey to the District a perpetual nonexclusive easement in gross over, under and through the Easement Area for the District's installation, repair, maintenance, and replacement of the Fence.

The District will repair, replace and maintain the fence and will clear, keep clear and remove from the Easement Area all trees, undergrowth and other obstructions that may interfere with the use of the fence, and M/I Homes, its successors and assigns will not build, construct or create, permit others to build, construct or create any buildings or other structures within the Easement Area that may interfere with the use or maintenance of the Fence.

The District as a part of the consideration of this grant shall assume all responsibility and liability for the use of the Fence at all times. The District shall indemnify, defend and hold M/I Homes, its successors and assigns, harmless from all use of the Fence described above to the extent permitted by law; provided however that nothing in this Fence Easement shall be a waiver of the District's limitations of liability set forth in Section 768.28, Florida Statutes.

M/I Homes does hereby covenant with the District, that M/I Homes is lawfully seized and possessed of the Easement Area, M/I Homes has a good and lawful right to convey this Easement and the Easement Area is free from all encumbrances except for matters of public record.

[Signature pages to follow]

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal, the day and year first above written.

Two Witnesses:

M/I HOMES:

Samantha Stanford
Print Name: Samantha Stanford
Address: 400 International Pkwy #470
Lake Mary FL 32746

Samantha Stanford
Print Name: Samantha Stanford
Address: 400 International Pkwy #470
Lake Mary FL 32746

M/I HOMES OF ORLANDO, LLC
a Florida limited liability company

By: [Signature]
Name: Brent Bartholomew
Title: Vice President

STATE OF FLORIDA

COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of November, 2024, by Brent Bartholomew, as Vice President of M/I Homes of Orlando, LLC, a Florida limited liability company, on behalf of the Company, who is personally known to me or who has produced as identification.

WITNESS my hand and official seal.

[SEAL]



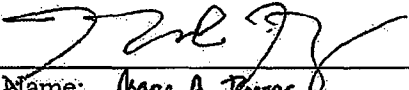
Andrea Eggleston
Notary Public
State of Florida
Comm# HH155882
Expires 7/20/2025

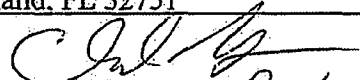
[Signature]
Notary Public

Two Witnesses:

DISTRICT:

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT
DISTRICT**


Print Name: Mano A. Rosens
Address: 2600 Lake Lucien Dr., Ste. 350
Maitland, FL 32751


Print Name: Chad Harvey
Address: 2600 Lake Lucien Dr., Ste. 350
Maitland, FL 32751

By: 
Name: Susan Kane
Title: Chairman

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 8th day of November, 2024, by Susan Kane, as
Chairman of Center Lake Ranch West Community Development District, on behalf of the
Company District, who is personally known to me. ~~or who has produced~~
~~as identification.~~

WITNESS my hand and official seal.
[SEAL]




Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

NOT A SURVEY

A STRIP OF LAND BEING THE EASTERLY 3.00 FEET OF LOTS 145 THROUGH 150 AND A PORTION OF LOT 151, CENTER LAKE ON THE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 74 THROUGH 79 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 31 EAST, CITY OF ST. CLOUD, OSCEOLA, COUNTY, FLORIDA.

CONTAINING 719 SQUARE FEET MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	22.00'	N13°49'35"E	10.75'	028°16'15"	10.86'
C2	6042.00'	N00°47'28"E	232.02'	002°12'01"	232.03'
C3	25.00'	S12°22'46"E	12.23'	028°19'40"	12.36'
C4	6039.00'	S00°44'05"W	220.05'	002°05'16"	220.06'
C5	25.00'	S13°49'35"W	12.21'	028°16'15"	12.34'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°02'18"W	3.00'

SHEET 1 OF 2

SEE SHEET 2 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.seller.com/psm/psm
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#6723

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 145 OF CENTER LAKE ON THE PARK P.B. 35, PGS. 74-79, BEING NORTH 89°56'30" EAST (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20210305

DATE: 10/11/2024

SCALE: N/A

CALC BY: E. SEGURA

DRAWN BY: E. SEGURA

CHECKED BY: SEJ

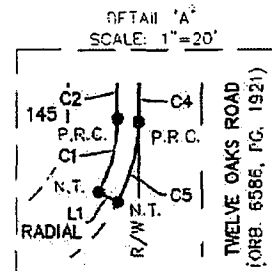
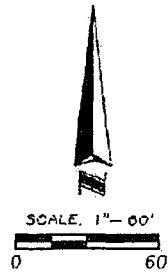
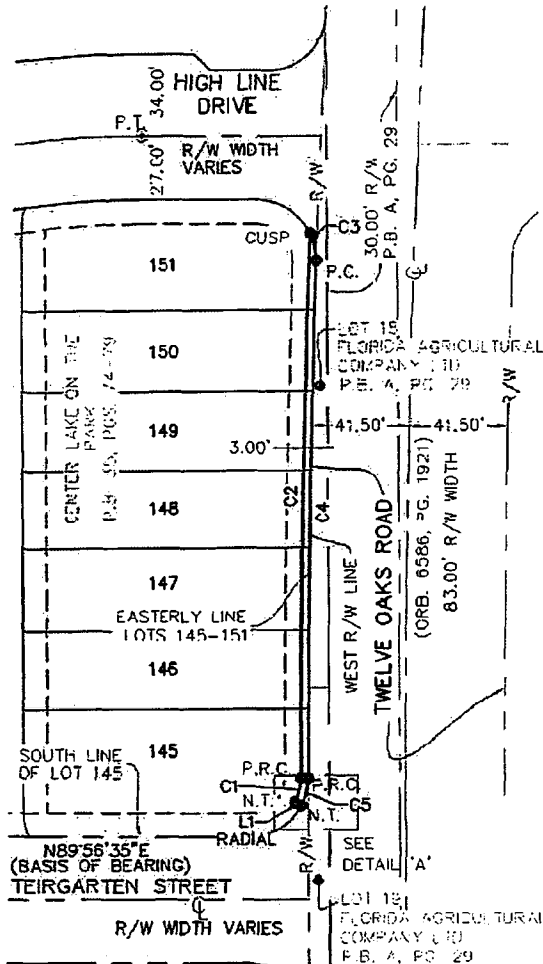
FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, PSM #5633

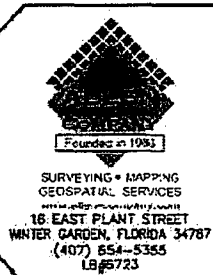
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SKETCH OF DESCRIPTION

NOT A SURVEY



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL
DESCRIPTION, LINE AND CURVE TABLE



SYMBOL AND ABBREVIATION LEGEND:

• CHANGE IN DIRECTION
LB LICENSED BUSINESS
DEM PROFESSIONAL SURVEYOR AND MAPPING
C CENTER LINE
R/W RIGHT OF WAY
U.E. UTILITY EASEMENT

ORB. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG(S). PAGE(S)
P.R.C. POINT OF REVERSE CURVE
P.T. POINT OF TANGENCY
P.C. POINT OF CURVATURE

R RADIUS
CB CHORD BEARING N.T. NON-TANGENT
CD CHORD DISTANCE
Δ CENTRAL ANGLE
L ARC LENGTH
P.C.C. POINT OF COMPOUND CURVATURE

JOB #: 20210305
DATE: 10/11/2024
SCALE: 1"=60'

CALC BY: E.SEGURA
DRAWN BY: E.SEGURA
CHECKED BY: SEJ

Drawing name: L:\Data\20210305\sketches\20210305_Lots 145-151 sketch B.5x11 Sheet 2

LEGAL DESCRIPTION

NOT A SURVEY

A STRIP OF LAND BEING THE SOUTHERLY 3.00 FEET OF LOTS 19 THROUGH 27, AND THE EASTERLY 3.00 FEET OF LOTS 28 THROUGH 33 AND A PORTION OF LOT 34, CENTER LAKE ON THE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 74 THROUGH 79 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 31 EAST, CITY OF ST. CLOUD, OSCEOLA, COUNTY, FLORIDA.

CONTAINING 2,211 SQUARE FEET MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	1587.03	N64°48'59"E	165.79	005°59'11"	165.86'
C2	43.00'	N47°33'33"E	29.77'	040°30'10"	30.40'
C3	77.00'	N24°35'33"E	7.30'	005°25'49"	7.30'
C4	113.00'	N40°01'08"E	70.37'	036°17'00"	71.56'
C5	67.00'	N28°52'59"E	65.53'	058°33'18"	68.47'
C6	25.00'	S14°34'26"E	12.25'	028°21'21"	12.37'
C7	70.00'	S28°52'59"W	68.47'	058°33'18"	71.54'
C8	110.00'	S40°01'08"W	68.50'	036°17'00"	69.66'
C9	80.00'	S24°35'33"W	7.58'	005°25'49"	7.58'
C10	46.00'	S47°33'33"W	31.84'	040°30'10"	32.52'
C11	1584.03	S64°48'59"W	165.48'	005°59'11"	165.55'
C12	163.00'	N28°07'48"W	0.27'	000°05'42"	0.27'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°49'20"E	133.29'
L2	N28°10'40"W	2.73'

SHEET 1 OF 3

SEE SHEET 2 AND 3 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING
GEOSPATIAL SERVICES
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 854-5355
LB#8723

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 6J-17.062
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER LAKE RANCH BOULEVARD, ORS 8506, PG. 1909, BEING S00°11'51"W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY PUBLIC ACCESS WEBSITE.

JOB # 20210305
DATE: 10/11/2024
SCALE: N/A

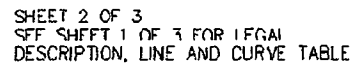
CALC BY: E.SEGURA
DRAWN BY: E.SEGURA
CHECKED BY: SEJ

FOR THE LICENSED BUSINESS #8723 BY:

JAMES L. RICKMAN, PSM #5633

Drawing name: L:\Data\20210305\sketches\20210305_Lots 19-34 sketch 8.5x11 Sheet-1

NOT A SURVEY



- CHANGE IN DIRECTION

LB LICENSED BUSINESS
PM PROFESSIONAL SURVEYOR AND MAPPER
C CENTER LINE
R/W RIGHT OF WAY
U.E. UTILITY EASEMENT

ORB.	OFFICIAL RECORDS BOOK
P.B	PLAT BOOK
PG(S).	PAGE(S)
P.R.L.	POINT OF REVERSE CURVATURE
P.T.	POINT OF TANGENCY
P.C	POINT OF CURVATURE

R	RADIUS		
CB	CHORD BEARING	N.T.	NON-TANGENT
CD	CHORD DISTANCE	N.R.	NON-RADIAL
Δ	CENTRAL ANGLE		
L	ARC LENGTH		
P.C.C	POINT OF COMPOUND CURVATURE		

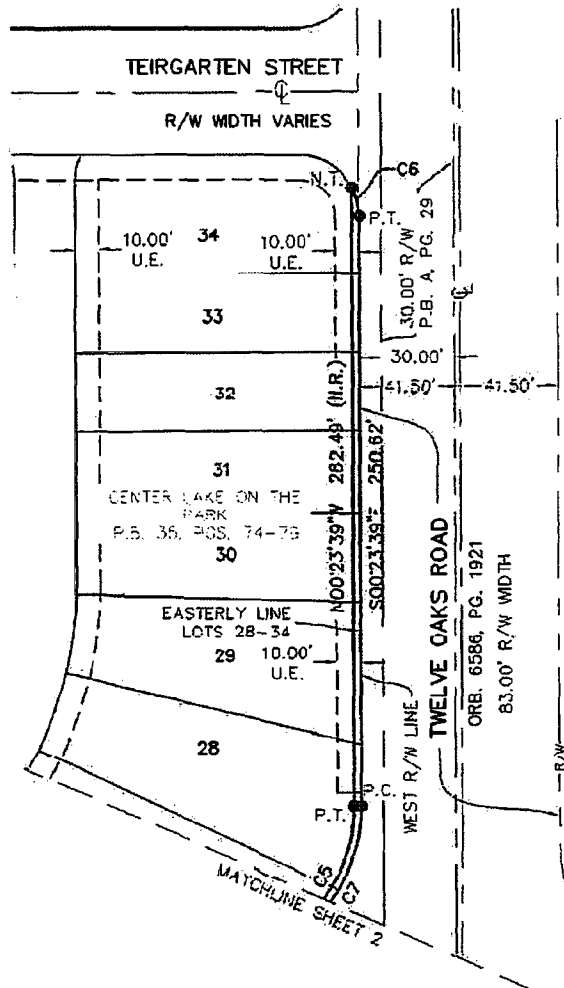
JOB # 20210305
DATE: 10/11/2024
SCALE: 1"=60'

CALC BY: E.SEGURA
DRAWN BY: E.SEGURA
CHECKED BY: SEJ

Drawing name: L:\Data\20210305\sketches\20210305_Lots 19-34 sketch 6.5x11 Steel 2

SKETCH OF DESCRIPTION

NOT A SURVEY



SHEET 3 OF 3
SEE SHEET 1 OF 3 FOR LEGAL
DESCRIPTION, LINE AND CURVE TABLE



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.essegura.com
18 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#6723

SYMBOL AND ABBREVIATION LEGEND:

• CHANGE IN DIRECTION
LB LICENSED BUSINESS
PSM PROFESSIONAL SURVEYOR AND MAPPER
CL CENTER LINE
R/W RIGHT OF WAY
U.E. UTILITY EASEMENT

ORB. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG(S). PAGE(S)
P.R.V. POINT OF REVERSE CURVE
P.T. POINT OF TANGENCY
P.C. POINT OF CURVATURE

R RADIUS
CB CHORD BEARING N.T. NON-TANGENT
CD CHORD DISTANCE N.R. NON-RADIAL
Δ CENTRAL ANGLE
L ARC LENGTH
P.C.C. POINT OF COMPOUND CURVATURE

JOB #: 20210305
DATE: 10/11/2024
SCALE: 1"=60'

CALC BY: E. SEGURA
DRAWN BY: E. SEGURA
CHECKED BY: SEJ

Drawing name: L:\Data\20210305\sketches\20210305_Lots 19-34 sketch 8.5x11 Sheet 3

LEGAL DESCRIPTION

NOT A SURVEY

A STRIP OF LAND BEING THE SOUTHERLY 3.00 FEET OF LOTS 11 THROUGH 18, CENTER LAKE ON THE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 74 THROUGH 79 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 31 EAST, CITY OF ST. CLOUD, OSCEOLA, COUNTY, FLORIDA.

CONTAINING 967 SQUARE FEET MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	1469.00'	N67°09'55"E	273.57'	010°41'09"	273.97'
C2	217.00'	S28°08'31"E	0.27'	000°04'17"	0.27'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°57'24"W	3.00'
L2	N61°49'20"E	48.29'
L3	S28°10'40"E	2.73'

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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GEOSPATIAL SERVICES
www.surveyingm.com
18 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 884-5388
LB#6723

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 54-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 11 OF CENTER LAKE ON THE PARK P.B. 35, PGS. 74-79, BEING NORTH 15°57'24" WEST (ASSUMED FROM ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20210305
DATE: 10/11/2024
SCALE: N/A

CALC BY: E SEGURA
DRAWN BY: E SEGURA
CHECKED BY: SEJ

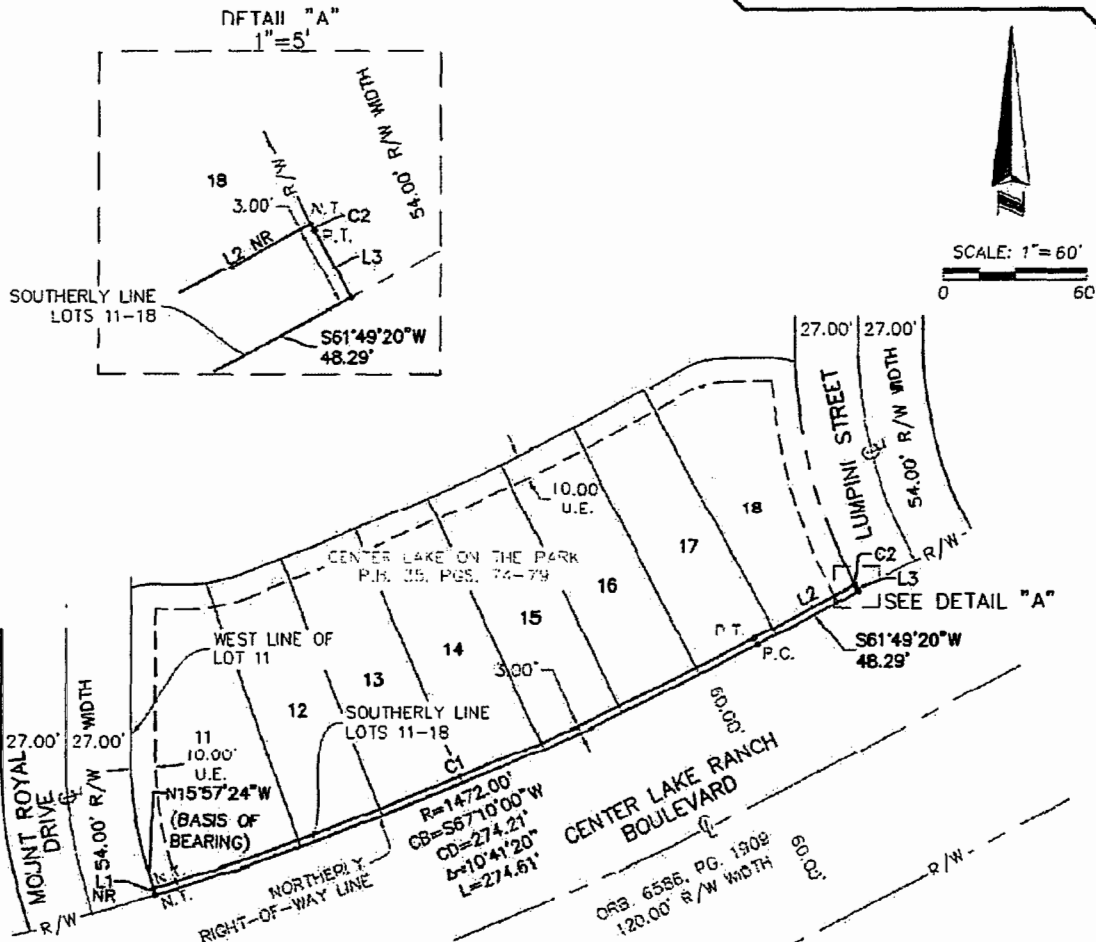
FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, PSM #5633

Drawing name: L:\Data\20210305\sketches\20210305_Lots 11-18 sketch 8.5x11 Sheet-1

SKETCH OF DESCRIPTION

NOT A SURVEY



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL
DESCRIPTION, LINE AND CURVE TABLE



SYMBOL AND ABBREVIATION LEGEND:

• CHANGE IN DIRECTION
LB LICENSED BUSINESS
PSM PROFESSIONAL SURVEYOR AND MAPPER
CL CENTER LINE
R/W RIGHT OF WAY

ORB. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG(S). PAGE(S)
U.C. UTILITY EASEMENT
NR NON RADIAL
P.C. POINT OF CURVATURE
N.T. NON-TANGENT

R RADIUS
CB CHORD BEARING
CD CHORD DISTANCE
Δ CENTRAL ANGLE
L ARC LENGTH
P.T. POINT OF TANGENCY

JOB #: 20210305
DATE: 10/11/2024
SCALE: 1"=60'

CALC BY: E. SEGURA
DRAWN BY: E. SEGURA
CHECKED BY: SEJ

Drawing name: L:\Data\20210305\sketches\20210305_Lots 11-18 sketch 8.5x11 Sheet 2

LEGAL DESCRIPTION

NOT A SURVEY

A STRIP OF LAND BEING THE SOUTHERLY 3.00 FEET OF LOTS 1 THROUGH 10, CENTER LAKE ON THE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 74 THROUGH 79 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND LYING IN SECTION 32, TOWNSHIP 25 SOUTH, RANGE 31 EAST, CITY OF ST. CLOUD, OSCEOLA, COUNTY, FLORIDA.

CONTAINING 884 SQUARE FEET MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	1469.00'	N80°21'10"E	293.76'	011°28'36"	294.25'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'17"W	3.01'
L2	S15°57'24"E	3.00'

SHFT 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING
GEOSPATIAL SERVICES
18 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#6723

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 1 OF CENTER LAKE ON THE PARK P.B. 35, PGS. 74-79, BEING NORTH 00°00'17" WEST (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20210305
DATE: 10/11/2024
SCALE: N/A

CALC BY: E SEGURA
DRAWN BY: E SEGURA
CHECKED BY: SEJ

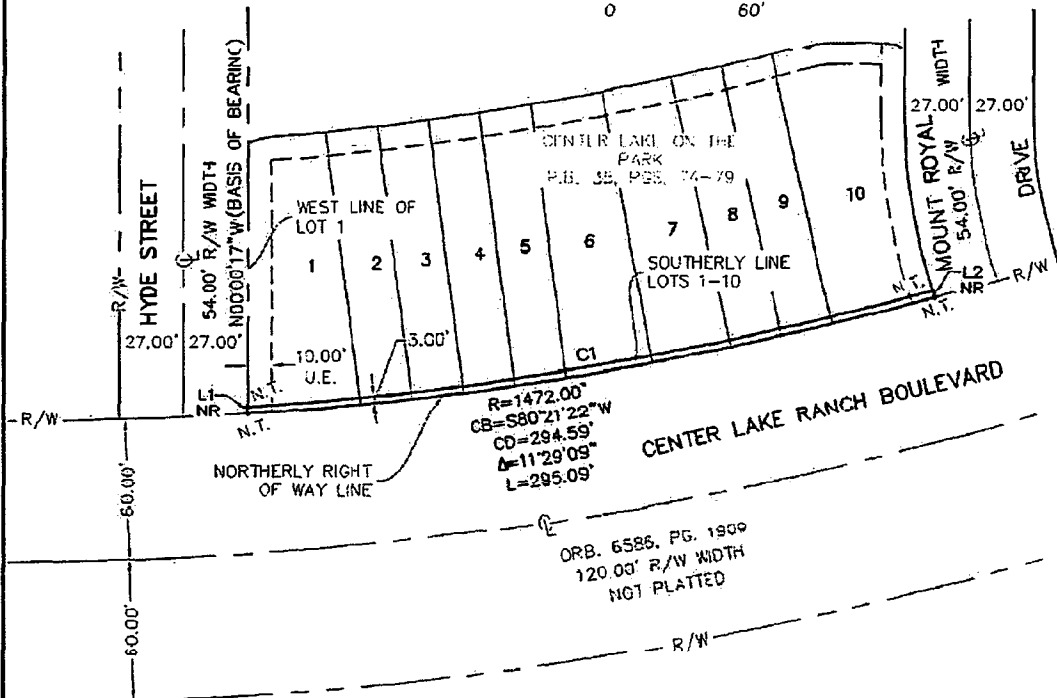
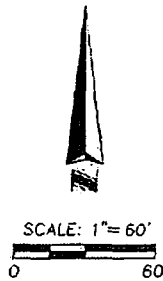
FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, PSM #5633

Drawing name: L:\Data\20210305\sketches\20210305_Lots 1-10 sketch 8.5x11 Sheet-1

SKETCH OF DESCRIPTION

NOT A SURVEY



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL
DESCRIPTION, LINE AND CURVE TABLE



SURVEYING • MAPPING
GEOSPATIAL SERVICES
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 854-5355
LB#6723

SYMBOL AND ABBREVIATION LEGEND:

• CHANGE IN DIRECTION	ORB. OFFICIAL RECORDS BOOK	R RADIUS
LB LICENSED BUSINESS	P.B. PLAT BOOK	CB CHORD BEARING
PSM PROFESSIONAL SURVEYOR AND MAPPER	PG(S) PAGE(S)	CD CHORD DISTANCE
☺ CENTER LINE	U.E. UTILITY EASEMENT	Δ CENTRAL ANGLE
R/W RIGHT OF WAY	NR NON RADIAL	L ARC LENGTH
		N.T. NON-TANGENT

JOB #: 20210305
DATE: 10/11/2024
SCALE: 1"=60'

CALC BY: E.SEGURA
DRAWN BY: E.SEGURA
CHECKED BY: SEJ

Drawing name: L:\Data\20210305\sketches\20210305_Lots 1-10 sketch 8.5x11 Sheet 2

CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2025**

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 407,051	\$ -	\$ -	\$ 407,051
Investments				
Revenue	-	101,877	-	101,877
Reserve	-	498,444	-	498,444
Prepayment	-	23,777	-	23,777
Capitalized interest	-	23	-	23
Construction	-	-	1,575	1,575
Undeposited funds	192,188	-	-	192,188
Due from general fund	-	109	-	109
Due from other	-	520,303	-	520,303
Total assets	<u>\$ 599,239</u>	<u>\$1,144,533</u>	<u>\$ 1,575</u>	<u>\$ 1,745,347</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to debt service fund	\$ 109	\$ -	\$ -	\$ 109
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>6,109</u>	<u>-</u>	<u>-</u>	<u>6,109</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	-	251,567	-	251,567
Unearned revenue	333,209	520,303	-	853,512
Total deferred inflows of resources	<u>333,209</u>	<u>771,870</u>	<u>-</u>	<u>1,105,079</u>
Fund balances:				
Restricted for:				
Debt service	-	372,663	-	372,663
Capital projects	-	-	1,575	1,575
Unassigned	259,921	-	-	259,921
Total fund balances	<u>259,921</u>	<u>372,663</u>	<u>1,575</u>	<u>634,159</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 599,239</u>	<u>\$1,144,533</u>	<u>\$ 1,575</u>	<u>\$ 1,745,347</u>
Total liabilities and fund balances	<u>\$ 599,239</u>	<u>\$1,144,533</u>	<u>\$ 1,575</u>	<u>\$ 1,745,347</u>

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 59	\$ 52,850	\$ 52,785	100%
Assessment levy: off-roll	-	243,356	486,711	50%
Landowner contribution	-	-	210,000	0%
Total revenues	59	296,206	749,496	40%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	4,000	16,000	48,000	33%
Legal	1,097	2,449	25,000	10%
Engineering	-	-	3,000	0%
Audit	-	-	4,500	0%
Arbitrage rebate calculation*	-	-	1,000	0%
Dissemination agent*	83	333	2,000	17%
Trustee*	4,246	4,246	11,000	39%
Telephone	17	67	200	34%
Postage	-	44	500	9%
Printing & binding	42	167	500	33%
Legal advertising	266	266	6,500	4%
Annual special district fee	-	175	175	100%
Insurance	-	8,476	5,500	154%
Contingencies/bank charges	89	657	500	131%
Meeting room	-	-	1,400	0%
Debt service fund accounting	-	-	5,500	0%
EMMA Software Services	-	1,500	3,000	50%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Tax collector	-	1,056	1,100	96%
Total professional & administrative	9,840	35,436	120,290	29%
Field Operations				
Field operations manager	-	-	15,000	0%
Field operations accounting	-	-	6,000	0%
Landscape maintenance	-	-	421,000	0%
Irrigation maintenance/repair	-	-	10,000	0%
Plants, shrubs, & mulch	-	-	20,000	0%
Annuals	-	-	18,000	0%
Tree trimming	-	-	6,000	0%
Irrigation pump maintenance	-	-	6,000	0%
Pond maintenance	-	-	7,200	0%
Backflow prevention test	-	-	500	0%
Property insurance	-	-	5,000	0%
Community park:				
Park landscape maintenance	-	-	20,000	0%
Park porter services	-	-	12,000	0%

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Dog waste stations	-	-	3,000	0%
Signage maintenance	-	-	2,500	0%
Pressure washing	-	-	3,000	0%
Holiday decorations	-	-	3,000	0%
Fence/wall repair	-	-	1,000	0%
OUC lighting agreement	-	-	40,000	0%
Contingencies	-	-	10,000	0%
Electric:				
Irrigation	-	-	6,000	0%
Street lights	-	-	5,000	0%
Entrance signs	-	-	1,800	0%
Community park	-	-	7,200	0%
Total field operations	-	-	629,200	0%
Total expenditures	<u>9,840</u>	<u>35,436</u>	<u>749,490</u>	5%
Excess/(deficiency) of revenues over/(under) expenditures	(9,781)	260,770	6	
Fund balances - beginning	<u>269,702</u>	<u>(849)</u>	<u>-</u>	
Fund balances - ending	<u><u>\$ 259,921</u></u>	<u><u>\$ 259,921</u></u>	<u><u>\$ 6</u></u>	

*These items will be realized when bonds are issued

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

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 109	\$ 97,506	\$ 101,461	96%
Assessment levy: off-roll	-	-	897,970	0%
Interest	1,867	8,074	-	N/A
Total revenues	<u>1,976</u>	<u>105,580</u>	<u>999,431</u>	11%
EXPENDITURES				
Debt service				
Principal	-	-	185,000	0%
Interest	-	405,882	811,763	50%
Tax collector	-	1,948	2,029	96%
Total debt service	<u>-</u>	<u>407,830</u>	<u>998,792</u>	41%
Total expenditures	<u>-</u>	<u>407,830</u>	<u>998,792</u>	41%
				N/A
Excess/(deficiency) of revenues over/(under) expenditures	1,976	(302,250)	639	-47300%
Net change in fund balances	1,976	(302,250)	639	
Fund balances - beginning	<u>370,687</u>	<u>674,913</u>	<u>908,577</u>	
Fund balances - ending	<u>\$ 372,663</u>	<u>\$ 372,663</u>	<u>\$ 909,216</u>	

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 6	\$ 23
Total revenues	<u>6</u>	<u>23</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	6	23
 Fund balances - beginning	 1,569	 1,552
Fund balances - ending	<u><u>\$ 1,575</u></u>	<u><u>\$ 1,575</u></u>

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

A

DRAFT

**MINUTES OF MEETING
CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Center Lake Ranch West Community Development District held Public Hearings and a Regular Meeting on August 14, 2024 at 1:30 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present were:

Susan Kane	Chair
Nora Schuster	Vice Chair
Diana Cabrera	Assistant Secretary
Robert Reynolds (via telephone)	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Andrew Kantarzhi (via telephone)	Wrathell, Hunt and Associates LLC (WHA)
Antonio Shaw	Wrathell, Hunt and Associates LLC (WHA)
Bennett Davenport (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:31 p.m. Supervisors Schuster, Cabrera and Kane were present. Supervisor Reynolds was not present at roll call. Supervisor Barcom 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

B. Consideration of Resolution 2024-07, 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

Ms. Cerbone presented Resolution 2024-07. She reviewed the proposed Fiscal Year 2025 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2024 budget. Revenues come from on and off-roll assessments and Landowner contributions, which will limit Operation & Maintenance (O&M) assessments.

Discussion ensued regarding maintenance currently funded by the Builders/Developers, field operations coming online in Fiscal Year 2025 and infrastructure to be conveyed to the CDD. Ms. Cabrera and Mr. Reynolds will assist in developing the Field Operations budget.

Referring to the Assessment Comparison on Page 8, Ms. Cerbone noted that the Fiscal Year 2025 O&M Assessments would be higher, if not for the \$210,000 Landowner contribution.

Mr. Reynolds joined the meeting via telephone.

On MOTION by Ms. Cabrera and seconded by Ms. Kane, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Schuster and seconded by Ms. Cabrera, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Cabrera and seconded by Ms. Kane, with all in favor, Resolution 2024-07, 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.

With regard to the Landscaping Request for Proposals (RFP) on which Chris Breen, Ms. Cabrera and Mr. Reynolds provided input, it was noted that Ms. Ibarra might be able to prepare a table indicating the assets owned and to be conveyed to the CDD and Cherry Lake provided maps.

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.

Ms. Kane asked about the Mailed Notices. It was noted that Mailed Notices were sent to the commercial property owners but unplatted acreage was not assessed.

On MOTION by Ms. Cabrera and seconded by Ms. Kane, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Schuster and seconded by Ms. Cabrera, with all in favor, the Public Hearing was closed.

C. Consideration of Resolution 2024-08, Providing for Funding for the Fiscal Year 2024/2025 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

On MOTION by Ms. Kane and seconded by Ms. Cabrera, with all in favor, Resolution 2024-08, Providing for Funding for the Fiscal Year 2024/2025 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 Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Cerbone presented the Memorandum explaining the requirement for the CDD to develop goals and objectives. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals. This item will be presented for consideration in advance of the due date.

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

SIXTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank

Ms. Cerbone presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023. There were no findings, recommendations, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

A. Consideration of Resolution 2024-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

On MOTION by Ms. Kane and seconded by Ms. Cabrera, with all in favor, Resolution 2024-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

SEVENTH ORDER OF BUSINESS**Ratification Items**

Ms. Cerbone presented the following:

- A. Acquisition of Starline Utilities Improvements**
- B. Joinder of CDD [Declaration of Covenants, Conditions, Restrictions and Easements for Center Lake on the Park Homeowners Association]**
- C. Consideration of Resolution 2024-06A, Electing and Removing Officers of the District and Providing for an Effective Date**

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the Acquisition of Starline Utilities Improvements; Joinder of CDD Declaration of Covenants, Conditions, Restrictions and Easements for Center Lake on the Park Homeowners Association]; and Resolution 2024-06A, Electing and Removing Officers of the District and Providing for an Effective Date, were ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2024

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

NINTH ORDER OF BUSINESS**Approval of June 12, 2024 Regular Meeting Minutes**

The following change was made:

Line 93 and throughout: Change "Cabrerra" to "Cabrera"

On MOTION by Ms. Cabrera and seconded by Ms. Kane, with all in favor, the June 12, 2024 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock, LLP**

Mr. Davenport reminded the Board Members to complete the required four hours of ethics training by December 31, 2024; completion will be reported when filing Form 1 in 2025.

B. District Engineer: Poulos & Bennett, LLC

There was no report.

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

- **NEXT MEETING DATE: September 11, 2024 at 1:30 PM**

- **QUORUM CHECK**

The next meeting will be on September 11, 2024, unless cancelled.

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

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Cabrera and seconded by Ms. Schuster, with all in favor, the meeting adjourned at 2:05 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

B

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**MINUTES OF MEETING
CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Center Lake Ranch West Community Development District was held on November 5, 2024 at 1:00 p.m., at the Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present were:

Daniel Rom District Manager/Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:28 p.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Mr. Rom served as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seats 2, 3 & 5]

A. Nominations

The following nominations were made:

Seat 2 Nora Schuster

Seat 3 Robert Reynolds

Seat 5 Gaylon Barcom

No other nominations were made.

B. Casting of Ballots

- **Determine Number of Voting Units Represented**

Mr. Rom stated that he is the designated proxy holder for Taylor Morrison of Florida Inc., who owns 240.92 acres, equating to 241 voting units, and 67 platted units, equating to 67 voting units, for a total of 308 voting units.

A total of 308 voting units were represented.

- **Determine Number of Voting Units Assigned by Proxy**

All 308 voting units were assigned by proxy to Mr. Rom. Mr. Rom may cast up to 308 votes per Seat.

Mr. Rom cast following votes:

Seat 2	Nora Schuster	300 votes
Seat 3	Robert Reynolds	300 votes
Seat 5	Gaylon Barcom	250 votes

C. Ballot Tabulation and Results

Mr. Rom reported the ballot tabulation, results and term lengths, as follows:

Seat 2	Nora Schuster	300 votes	4-Year Term
Seat 3	Robert Reynolds	300 votes	4-Year Term
Seat 5	Gaylon Barcom	250 votes	2-Year Term

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 1:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**CENTER LAKE RANCH WEST
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION <i>Hampton Inn & Suites Orlando South Lake Buena Vista</i> <i>4971 Calypso Cay Way, Kissimmee, Florida 34746</i> <i>¹Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024 CANCELED	Regular Meeting	1:30 PM
November 5, 2024 ¹	Landowners' Meeting	1:00 PM
November 13, 2024 CANCELED	Regular Meeting	1:30 PM
December 11, 2024 CANCELED	Regular Meeting	1:30 PM
January 8, 2025 CANCELED	Regular Meeting	1:30 PM
February 12, 2025 CANCELED	Regular Meeting	1:30 PM
March 12, 2025	Regular Meeting	1:30 PM
April 9, 2025	Regular Meeting	1:30 PM
May 14, 2025	Regular Meeting	1:30 PM
June 11, 2025	Regular Meeting	1:30 PM
July 9, 2025	Regular Meeting	1:30 PM
August 13, 2025	Regular Meeting	1:30 PM
September 10, 2025	Regular Meeting	1:30 PM