

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT
DISTRICT
February 15, 2024
BOARD OF SUPERVISORS
REGULAR
MEETING AGENDA**

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Visions at Orlando 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

February 8, 2024

Board of Supervisors

Visions at Orlando West Community Development District

Dear Board Members:

ATTENDEES:

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

NOTE: Meeting Location

The Board of Supervisors of the Visions at Orlando West Community Development District will hold a Regular Meeting on February 15, 2024, at 3:00 p.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Supervisor Andrew Cuevas
4. Consideration of Resolution 2024-29, Appointing and Removing Officers of the District and Providing for an Effective Date
5. Update: Required Ethics Training and Form 1 Disclosure Filing
6. Consideration of Resolution 2024-30, Ratifying the Amendment to Resolution 2024-13 to Re-Set the Date, Time and Location of the Public Hearing to Consider and Hear Comment on the Adoption of Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of Resolution 2024-31, Ratifying the Action of the District Manager in Re-Setting the Date, Time and Location of the Public Hearing on the Proposed Budget for Fiscal Year 2022/2023 and Fiscal Year 2023/2024; Amending Resolution 2024-18 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date
8. Consideration of Resolution 2024-32, 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
9. Consideration of Bond Financing Items
 - A. Financing Timeline Memorandum

- B. Resolution 2024-25, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date
 - C. Presentation of Master Engineer's Report
 - D. Presentation of Special Assessment Methodology Report
 - E. Resolution 2024-26, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution
 - F. Resolution 2024-27, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Visions at Orlando West Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes
 - G. Resolution 2024-28, Authorizing Resolution
- 10. Consideration of Resolution 2024-33, Designating the Location of the Local District Records Office and Providing an Effective Date
 - 11. Acceptance of Unaudited Financial Statements as December 31, 2023
 - 12. Approval of Minutes
 - A. September 29, 2023 Landowners Meeting
 - B. November 29, 2023 Organizational Meeting
 - 13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Barrios Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 21, 2024 at 3:00 PM

○ QUORUM CHECK

SEAT 1	ROBERT THORNE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	CLIFTON FISCHER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	ANDREW CUEVAS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	FERNANDO DE NUÑEZ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	JOSEFINA RUIZ	☐ IN PERSON	☐ PHONE	☐ NO

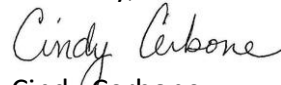
14. Board Members' Comments/Requests

15. Public Comments

16. 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: 801 901 3513

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2024-29

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS
AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT
APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Visions at Orlando 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 appoint and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF VISIONS AT ORLANDO WEST COMMUNITY
DEVELOPMENT DISTRICT THAT:**

SECTION 1. The following is/are appointed as Officer(s) of the District effective February 15, 2024:

_____ is appointed Chair
_____ is appointed Vice Chair
_____ is appointed Assistant Secretary
_____ is appointed Assistant Secretary
_____ is appointed Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of February 15, 2024:

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

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Jamie Sanchez is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 15TH DAY OF FEBRUARY, 2024.

ATTEST:

**VISIONS AT ORLANDO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

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Daphne Gillyard

From: Kutak Rock Development and Improvement Districts Group
<communications@kutakrock.com>
Sent: Friday, January 5, 2024 4:49 PM
To: Cindy Cerbone
Subject: Ethics Training 2024

You don't often get email from communications@kutakrock.com. [Learn why this is important](#)

KUTAKROCK

Development and Improvement Districts Practice Group



ABOUT US

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District Managers,

As of January 1, 2024, all Board Supervisors of Florida Community special districts are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. The purpose of this email is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Further information regarding the requisite training is available on the [Florida Commission on Ethics' \("COE"\) website](#).

Please share this information with Board Supervisors or include in the next available agenda package. As always, if you have any questions, please do not hesitate to reach out to your Kutak Rock attorney.

Free Training Resources

The COE has produced several free, online training tutorials that will satisfy the ethics component of the annual training. The on-demand videos are available at the link below. Further, the website provides additional links to resources that Supervisors can access to complete the training requirements.

Florida Commission on Ethics Training Resources

Please note that the COE-produced content only provides free training for the ethics component of the annual training. However, the Office of the Attorney General of the State of Florida offers a free, two-hour online audio course that covers the Sunshine Law and Public Records Act components of the requisite training. The on-demand audio course is available at the link below.

Office of the Attorney General Training Resources

Compliance

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the ethics training requirements. At this time there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

We have received multiple inquiries as to whether Board Supervisors are required to annually file Form 6 in addition to Form 1. Currently, Board Supervisors continue to be exempt from the requirement to file Form 6.

Finally, with respect to the annual filing of Form 1, beginning this year the Commission on Ethics will be requiring electronic submission of Form 1. Filers, including Board Supervisors, should be receiving an email directly from the Commission on Ethics, providing detailed information about the electronic filing process and the upcoming deadline of July 1, 2024. Note the submission of the forms will no longer be handled through county Supervisor of Election's offices.

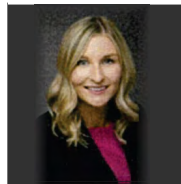
Kutak Rock's Development and Improvement Districts Practice Group

Kutak Rock's Florida Development and Improvement Districts Practice Group



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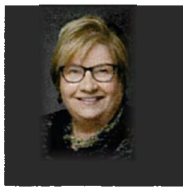
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The choice of a lawyer is an important decision and should not be based solely upon advertisements.

107 W College Ave. Tallahassee, Florida 32301



2023 Form 1 - Statement of Financial Interests

Filed with COE: 01/05/2024

General Information

Name: Mr Thomas Dean Zimmerman
Address: 6233 Dolostone Drive, Lakeland, FL 33811 PID 305031
County: Polk

AGENCY INFORMATION

Organization	Suborganization	Title
Towne Park Community Development District	Board of Supervisors	Assistant Secretary

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity
DFAS	8899 E 56th Street, Indianapolis, IN	Military Retired Pay
Social Security Administration	550 Commerce Dr., Lakeland FL 33813	Social Security Retired Pay

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source
N/A			

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write "none" or "n/a")

Location/Description
N/A

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000)
(If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates
Mutual Funds	Edward Jones
401K	General Dynamics Information Technology

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor
Lakeview Flagstar Bank	PO Box 619063, Dallas, TX 75261-9063

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1
N/A

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

Signature of Filer

Thomas Dean Zimmerman

Digitally signed: **01/05/2024**

Filed with COE: 01/05/2024

2023 Form 1 - Statement of Financial Interests

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

AGENCY INFORMATION

Organization

SAMPLE

Suborganization

SAMPLE

Title

SAMPLE

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write "none" or "n/a")

Location/Description

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000)
(If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2024-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE AMENDMENT TO RESOLUTION 2024-13 TO RE-SET THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENT ON THE ADOPTION OF RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Visions at Orlando West Community Development District ("District") was established by an ordinance adopted by the Board of County Commissioners of Osceola County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on November 29, 2023, at a duly noticed public meeting, the District's Board of Supervisors ("Board") adopted Resolution 2024-13, setting a public hearing to consider and hear comment on the adoption of Rules of Procedure for 3:00 p.m. on January 18, 2024, at 8132 W. Irlo Bronson Memorial Highway, Kissimmee, Florida 34746; and

WHEREAS, the Board desired to change the date, time and location of the public hearing to 3:00 p.m., on March 21, 2024, at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746; and

WHEREAS, the District Secretary has caused the notice of the public hearing, with the new date, to be published consistent with the requirements of Chapter 120, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RATIFICATION OF PUBLIC HEARING RESET. The actions of the Board in resetting the public hearing and the District Secretary in publishing the notice of public hearing are hereby ratified. Resolution 2024-13 is hereby amended to reflect that the public hearing to adopt the District's Rules of Procedure as declared in Resolution 2024-13 is reset to:

Date: March 21, 2024
Time: 3:00 PM
Location: 4797 W. Irlo Bronson Memorial Highway, Suite F
Kissimmee, Florida 34746

SECTION 2. RESOLUTION 2024-13 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2024-13 continues in full force and effect.

SECTION 3. 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.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 15th day of February, 2024.

ATTEST:

**VISIONS AT ORLANDO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2024-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE DATE, TIME AND LOCATION OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND FISCAL YEAR 2023/2024; AMENDING RESOLUTION 2024-18 TO RESET THE HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Visions at Orlando West Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the Visions at Orlando West Community Development District (“**District**”) was recently established by the Board of County Commissioners of Osceola County, Florida, effective August 23, 2023; and

WHEREAS, on November 29, 2023, at a duly noticed public meeting, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2024-18, approving the proposed budget for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and setting a public hearing on the proposed budget for February 15, 2024, at 3:00 p.m., at 8132 W. Irlo Memorial Bronson Highway, Kissimmee, Florida 34747; and

WHEREAS, due to a request to delay this hearing, the District Manager reset the date, time and location of the public hearing to the 21st day of March, 2024 at 3:00 p.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746, and the District Manager will cause the notice of the public hearing to be published in a newspaper of general circulation in Osceola County, Florida, consistent with the requirements of Chapters 190 and 197, *Florida Statutes*; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT:

1. RATIFICATION OF PUBLIC HEARING RESET. The actions of the District Manager in resetting the date, time and location of the public hearing and in publishing the notice of public hearing are hereby ratified. Resolution 2024-18 is hereby amended to reflect that the public hearing is re-set on March 21, 2024 at 3:00 p.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746.

2. RESOLUTION 2024-18 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2024-18 continue in full force and effect.

3. 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.

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

PASSED AND ADOPTED this 15th day of February, 2024.

ATTEST:

**VISIONS AT ORLANDO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget

**VISION AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**VISION AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
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**VISION AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Proposed Budget FY 2023
REVENUES	
Landowner contribution	13,484
Total revenues	<u>13,484</u>
EXPENDITURES	
Professional & administrative	
Supervisors	-
Management/accounting/recording**	2,000
Legal	7,500
Engineering	1,000
Audit	-
Arbitrage rebate calculation*	-
Dissemination agent*	-
Trustee*	-
Telephone	17
Postage	250
Printing & binding	42
Legal advertising	1,750
Annual special district fee	175
Insurance	-
Contingencies/bank charges	750
Website hosting & maintenance	-
Website ADA compliance	-
Total expenditures	<u>13,484</u>
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	-
Unassigned	-
Fund balance - ending	<u><u>\$ -</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.

**VISION AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording**	2,000
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	7,500
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	1,000
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	-
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*	-
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*	-
Telephone	17
Postage	250
Telephone and fax machine.	
Printing & binding	42
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,750
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	-
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	-
Website ADA compliance	-
Total expenditures	<u><u>\$ 13,484</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.

**VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
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**VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Proposed Budget FY 2023
REVENUES	
Landowner contribution	83,682
Total revenues	<u>83,682</u>
EXPENDITURES	
Professional & administrative	
Supervisors	-
Management/accounting/recording**	40,000
Legal	25,000
Engineering	2,000
Audit	-
Arbitrage rebate calculation*	-
Dissemination agent*	667
Trustee*	-
Telephone	200
Postage	500
Printing & binding	500
Legal advertising	6,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	750
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u>83,682</u>
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	-
Unassigned	-
Fund balance - ending	<u><u>\$ -</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.

**VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording**	40,000
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	25,000
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	2,000
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	-
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*	667
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*	-
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	6,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u><u>\$ 83,682</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.

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

8

RESOLUTION 2024-32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT 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

WHEREAS, the Visions at Orlando West 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 2023/2024 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 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 15th day of February, 2024.

ATTEST:

**VISIONS AT ORLANDO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida, 34746</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
March 21, 2024	Public Hearings and Regular Meeting	3:00 PM
April 18, 2024	Regular Meeting	3:00 PM
May 16, 2024	Regular Meeting	3:00 PM
June 20, 2024	Regular Meeting	3:00 PM
July 18, 2024	Regular Meeting	3:00 PM
August 15, 2024	Regular Meeting	3:00 PM
September 19, 2024	Regular Meeting	3:00 PM

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

9A

MEMORANDUM

TO: VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT
("DISTRICT")

FROM: TUCKER MACKIE

DATE: SEPTEMBER 29, 2023

RE: PROPOSED FINANCING TIMELINE FOR THE DISTRICT

This memorandum describes the process for issuing bonds to finance public infrastructure improvements. Note that this timeline may vary based on the requirements of the specific jurisdiction. Further, the timeline assumes that there are no delays from advertising, failure of written notice for any of the required hearings, or any other delays. Any of these occurrences would lengthen the anticipated times.

CDD FINANCING INFORMATION

There are two important steps that must be completed prior to a CDD being able to issue bonds: validation and the levy of assessments. A CDD is statutorily required to have bonds validated in circuit court. Further, no underwriter will be able to close on a bond series without the CDD first having levied the assessments that will be the security for the bonds. The timing of these steps in relation to each may vary widely depending on such factors as development plans, the developer, and market factors. Concurrent with the process described in the Bond Validation Timeline below, the CDD could take all necessary actions to levy the assessments securing the bond issuance and finalize all attendant financing documents such that the CDD could close on an issuance of bonds at the expiration of the appeal waiting period (as further described below). However, the exact financing timeline should be arrived at in conference with the underwriter, bond counsel, and financial advisor. The timeline below should be used as a framework for further discussion.

Bond Validation Timeline

The following represents a potential timeline for the validation process. This represents an aggressive schedule and should be used at this point as a framework for further discussion.

Day 1 Organizational Meeting. An organizational meeting is held subsequent to the CDD's establishment. The meeting must be noticed in the local newspaper at least seven (7) days prior to the first meeting, and the publication process requires at least three (3) days lead time. At the organizational meeting, an engineer's report and bond resolution could be adopted to begin the bond validation process. The assessment process could also be started.

Day 5 File for Bond Validation. If the bond validation process is authorized at the organizational meeting, the next step would be to file a complaint in Circuit Court ("Court") seeking validation of the bonds, obtain a date and time for a hearing on the validation complaint, and request that the Court issue a notice and order to show cause. The Court's docket will determine the time for the hearing. However, the hearing must be scheduled at least thirty (30) days after the issuance of the notice and order to show cause in order to allow for the statutorily required publication period for the notice and order.

Day 65-95 Bond Validation Hearing & Entry of Final Judgment. At the bond validation hearing, the Court will receive evidence regarding the bond obligation and, in the perfect scenario, enter final judgment validating the bonds on the day of the hearing. The Court may however hold the hearing, but wait to enter final judgment. The bond validation process, from the filing of the complaint to entry of final judgment, typically takes sixty (60) to ninety (90) days.

Day 95-125 Appeal Waiting Period Expiration. The CDD will not be able to issue bonds until a thirty (30) day appeal period runs from the time the Court enters final judgment. If the Court enters final judgment on the day of the hearing, the appeal period will expire on the thirtieth day. The Clerk of Court will issue a certificate of no appeal usually one (1) or two (2) days after the appeal period runs. The closing on the sale of the bonds could be held on the same day the certificate of no appeal is issued.

Day 126-? Issue Bonds. As previously stated, concurrent with the process described in the Timeline above, the CDD could take all necessary actions to levy the assessments securing the bond issuance and finalize all attendant financing documents such that the CDD could close on an issuance of bonds at the expiration of the appeal waiting period. However, if through consultation with the underwriter, bond counsel, and/or financial advisor, it's determined to be in the best interests of the CDD to delay the issuance of bonds, beginning and concluding the validation process shortly after establishment ensures that the CDD is in the best position to issue bonds more quickly at such time it chooses to do so.

Individuals Involved in Post- Establishment CDD Operations and Financing

To get a CDD into the posture of issuing bonds and then to operate it into the future as the bonds are paid off, the developer needs the type of personnel a municipality would use for the same purpose, and many of the same experts that were used during the CDD establishment process.

District Manager - This role should be filled by the same person who served as the District Operations Expert during the establishment process, in part because that consultant will already be familiar with the CDD, the local political situation and (most importantly) the land development

that the CDD is being established to serve. Working at the direction of the CDD board of supervisors and in conjunction with District Counsel, the District Manager will handle such matters as competitive bidding and procurement, administration of special assessments, and management of CDD lands and facilities. NOTE: It is customary that this expert is the same as the Economist or Financial Advisor.

Economist or Financial Advisor - This consultant will give the CDD board of supervisors advice regarding the business decision on the sale of the bonds and prepare the annual assessments and is usually the same person who prepares the SERC mentioned on the previous page. NOTE: It is customary that this expert is the same as the District Manager.

District Engineer - The engineer will provide a formal report and support the cost estimates of the improvements financed by bonds and an on-going role as improvements are constructed.

District Counsel - After establishment, the CDD board of supervisors will engage a lawyer for day-to-day legal advice on the full range of legal issues. Often this lawyer is the same lawyer who established the CDD. Working in conjunction with the District Manager and under the board of supervisors' direction, District Counsel provides advice on such matters as competitive bidding and procurement contracts, imposition of special assessments, liability associated with CDD lands and operations, and the board's compliance with state open meetings and financial disclosure laws. In addition, District Counsel gives the state law opinions in bond closing, and may handle the bond validation or work with bond counsel on validation.

Investment Banker - Typically, the investment banker leads the financing effort for a CDD.

Bond Counsel - This lawyer is needed by the CDD for bond issuance and will perform much of the legal work and document preparation for the bond closing. Bond counsel may also assist with the bond validation proceeding and give the federal tax opinion necessary to support the financing.

Please let me know if you have any questions regarding the process or timeline of the matters discussed above. I appreciate the opportunity to be of service and look forward to working with you.

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

9B

RESOLUTION 2024-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District pursuant to the provisions of Chapter 190, *Florida Statutes*, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District's Board of Supervisors (the "Board") to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the "Uniform Method").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on _____, 2024 at 3:00 p.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34747.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2024.

ATTEST:

**VISIONS AT ORLANDO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

9E

RESOLUTION 2024-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “Board”) of the Visions at Orlando West Community Development District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Engineer’s Report*, dated _____, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated _____, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY
DEVELOPMENT DISTRICT:**

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$_____ (the "Estimated Cost").
4. The Assessments will defray approximately \$_____, which amounts include the Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Osceola County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

13. The Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

PASSED AND ADOPTED this ____ day of _____, 2024.

ATTEST:

**VISIONS AT ORLANDO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated _____

Exhibit B: Master Special Assessment Methodology Report, dated _____

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

9F

RESOLUTION 2024-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON [REDACTED], 2024, AT 3:00 P.M., FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the Visions at Orlando West Community Development District (the "Board") has previously adopted Resolution 2024-26 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2024-26, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431 (the "District Office").

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. There is hereby declared a public hearing to be held at 3:00 p.m. on _____, 2024, at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida, 34746, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the District Office.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Osceola County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this ____ day of _____, 2024.

ATTEST:

**VISIONS AT ORLANDO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

10

RESOLUTION 2024-33

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Visions at Orlando West Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Osceola 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 VISIONS AT ORLANDO WEST 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:

**VISIONS AT ORLANDO WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2023**

**VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	General Fund	Total Governmental Funds
ASSETS		
Due from Landowner	\$ 17,036	\$ 17,036
Total assets	<u>17,036</u>	<u>17,036</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 11,036	\$ 11,036
Landowner advance	6,000	6,000
Total liabilities	<u>17,036</u>	<u>17,036</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	11,036	11,036
Total deferred inflows of resources	<u>11,036</u>	<u>11,036</u>
Fund balances:		
Restricted for:		
Unassigned	(11,036)	(11,036)
Total fund balances	<u>(11,036)</u>	<u>(11,036)</u>
Total liabilities and fund balances	<u>\$ 17,036</u>	<u>\$ 17,036</u>

**VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 83,682	0%
Total revenues	-	-	83,682	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	2,000	40,000	5%
Legal	2,292	4,525	25,000	18%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	667	0%
Telephone	17	17	200	9%
Postage	-	-	500	0%
Printing & binding	42	42	500	8%
Legal advertising	-	211	6,500	3%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	161	750	21%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	4,351	6,956	83,682	8%
Excess/(deficiency) of revenues over/(under) expenditures	(4,351)	(6,956)	-	
Fund balances - beginning	(6,685)	(4,080)	-	
Fund balances - ending	\$ (11,036)	\$ (11,036)	\$ -	

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES A

DRAFT

**MINUTES OF MEETING
VISIONS AT ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Visions at Orlando West Community Development District held a Landowners' Meeting on September 29, 2023 at 10:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present at the meeting were:

Cindy Cerbone District Manager/Proxy Holder

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:00 a.m. There were no members of the public or Landowners present or attending via telephone.

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

Ms. Cerbone served as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS

Election of Supervisors [All SEATS]

Ms. Cerbone stated that she is the designated Proxy Holder for the Landowner, Visions at Orlando West LLC, and holds a Proxy Form signed by Mr. Robert Thorne, an authorized representative of the Landowner. Ms. Cerbone is entitled to cast up to 44 votes per Seat.

A. Nominations

Ms. Cerbone nominated the following:

Seat 1 Robert Thorne

Seat 2 Clifton Fischer

37 Seat 3 Andres Cuevas
38 Seat 4 Fernando De Nunez
39 Seat 5: No nomination
40 No other nominations were made.

41 **B. Casting of Ballots**

42 **I. Determine Number of Voting Units Represented**

43 A total of 44 voting units were represented.

44 **II. Determine Number of Voting Units Assigned by Proxy**

45 All 44 voting units were assigned by proxy to Ms. Cerbone.

46 Ms. Cerbone cast the following votes:

47	Seat 1	Robert Thorne	44 Votes
48	Seat 2	Clifton Fischer	44 Votes
49	Seat 3	Andrew Cuevas	42 Votes
50	Seat 4	Fernando de Nunez	42 Votes

51 **C. Ballot Tabulation and Results**

52 Ms. Cerbone reported the following ballot tabulation, results and terms lengths:

53	Seat 1	Robert Thorne	44 Votes	4-year Term
54	Seat 2	Clifton Fischer	44 Votes	4-year Term
55	Seat 3	Andrew Cuevas	42 Votes	2-year Term
56	Seat4	Fernando de Nunez	42 Votes	2-year Term

57

58 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

59

60 There were no Landowners' questions or comments.

61

62 **SIXTH ORDER OF BUSINESS**

Adjournment

63

64 There being nothing further to discuss, the meeting adjourned at 10:02 a.m.

65

66

67

68

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

69

70

71

72

73

74

75 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES B

DRAFT

**MINUTES OF MEETING
VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Visions at Orlando West Community Development District was held on November 29, 2023, at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present at the meeting were:

Robert Thorne	Chair
Josefina Ruiz	Vice Chair
Fernando de Nuñez	Assistant Secretary
Clifton Fischer	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Tucker Mackie (via telephone)	District Counsel
Daniel Fuente (via telephone)	
Jonathan Thorne (via telephone)	
Andrew Cuevas (via telephone)	Supervisor-Elect

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:07 a.m., and noted that the Landowners' Election was held a month ago.

Supervisors-Elect Robert Thorne, Clifton Fischer and Fernando de Nuñez were present. Supervisor-Elect Andrew Cuevas attended via telephone. One seat was vacant at roll call.

SECOND ORDER OF BUSINESS

Public Comments

There were no comments from the public.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Robert Thorne, Mr. Clifton Fischer and Mr. Fernando de Nuñez.

As Supervisor-Elect Andrew Cuevas attended via telephone, the Oath of Office will be administered to him at or before the next meeting; he will not be able to actively participate in this meeting as a Board Member but can still attend as a member of the public.

Ms. Cerbone and Ms. Mackie discussed guidelines for interactions among Supervisors, public records requests, email usage, recordkeeping and forms. The following items were provided and explained:

A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

B. Membership, Obligations and Responsibilities

C. Chapter 190, Florida Statutes

D. Financial Disclosure Forms

I. Form 1: Statement of Financial Interests

II. Form 1X: Amendment to Form 1, Statement of Financial Interests

III. Form 1F: Final Statement of Financial Interests

E. Form 8B: Memorandum of Voting Conflict

Discussion ensued regarding communications between Supervisors, interactions with contractors, ownership and responsibility for maintaining CDD assets, Form 1 filing requirements and avoiding conflicts of interest.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, 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

Ms. Cerbone presented Resolution 2024-01 and recapped the results of the Landowners' Election, which will be inserted into Sections 1 and 2, as follows:

Seat 1	Robert Thorne	44 Votes	4-year Term
Seat 2	Clifton Fischer	44 Votes	4-year Term
Seat 3	Andrew Cuevas	42 Votes	2-year Term
Seat 4	Fernando de Nuñez	42 Votes	2-year Term
Seat 5	No nomination		

On MOTION by Mr. de Nuñez and seconded by Mr. Fischer, with all in favor, Resolution 2024-01, 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, was adopted.

▪ **Consider Appointment to Fill Seat 5**

This item was an addition to the agenda.

Mr. Thorne nominated Ms. Josefina Ruiz to fill Seat 5. No other nominations were made.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, the appointment of Ms. Josefina Ruiz to Seat 5, was approved.

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Josefina Ruiz.

Mr. Fischer left the meeting location at 11:48 a.m., and joined the meeting via telephone.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-02,
Designating Certain Officers of the District,
and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2024-02. Mr. de Nuñez nominated the following slate:

Chair	Robert Thorne
Vice Chair	Josefina Ruiz
Secretary	Craig Wrathell
Assistant Secretary	Fernando de Nuñez
Assistant Secretary	Clifton Fischer
Assistant Secretary	Andrew Cuevas
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Jamie Sanchez
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

The meeting recessed at 12:01 p.m., and reconvened at 12:06 p.m.

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS

Consideration of the Following
Organizational Items:

- A. Resolution 2024-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date
- Agreement for District Management Services: Wrathell, Hunt and Associates, LLC

Ms. Cerbone presented Resolution 2024-03 and the Fee Schedule and Management Agreement. She noted that the Management Fee is reduced to \$2,000 per month until bonds are issued.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

- B. Resolution 2024-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- Fee Agreement: Kutak Rock LLP

Ms. Cerbone presented Resolution 2024-04 and the Kutak Rock LLP Fee Agreement.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2024-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-05.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-05, Designating Craig Wrathell as the Registered Agent and Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2024-06, Appointing an Interim District Engineer for the Visions at Orlando West Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: Barrios Engineering, LLC**

Ms. Cerbone presented Resolution 2024-06 and the Interim Engineering Services Agreement.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-06, Appointing Barrios Engineering, LLC as Interim District Engineer for the Visions at Orlando West Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim Engineering Services Agreement and accompanying Exhibits, were approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Ms. Cerbone presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. de Nuñez and seconded by Ms. Ruiz, with all in favor, the Request for Qualifications for Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

Ms. Cerbone stated that Board Members can opt to receive the allowable \$200 per meeting compensation, with a maximum amount of \$4,800 per year, per Board Member. Each Board Member will submit forms after the meeting if they wish to receive compensation.

G. Resolution 2024-07, Designating the Primary Administrative Office of the District and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-07.

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

A Resolution designating the Local Records Office will be included on the next agenda.

H. Resolution 2024-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-08.

- **Authorization to Obtain General Liability and Public Officers' Insurance**

On MOTION by Mr. de Nuñez and seconded by Ms. Ruiz, with all in favor, Resolution 2024-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

I. Resolution 2024-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Ms. Cerbone presented Resolution 2024-09.

Ms. Mackie and Ms. Cerbone discussed public comment procedures.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- J. Resolution 2024-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date

Ms. Cerbone presented Resolution 2024-10.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- K. Resolution 2024-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-11. This Resolution grants the Chair and Vice Chair and other officers in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

L. Resolution 2024-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-12.

On MOTION by Mr. Thorne and seconded by Mr. de Nuñez, with all in favor, Resolution 2024-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.

M. Authorization of Request for Proposals (RFP) for Annual Audit Services

Ms. Cerbone presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.

N. Strange Zone, Inc., Quotation #M23-1031 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Ms. Cerbone presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Strange Zone, Inc., Quotation #M23-1031 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Ms. Cerbone presented the ADA Site Compliance proposal.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of \$210, was approved.

Ms. Cerbone stated the Engineer's Report and the Methodology are included in the agenda for informational purposes and will not be reviewed today.

Discussion ensued regarding upcoming meeting dates and construction timelines.

The meeting recessed at 12:28 p.m., and reconvened at 12:36 p.m.

P. Resolution 2024-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Ms. Cerbone presented Resolution 2024-13 and the accompanying Exhibits.

On MOTION by Mr. de Nuñez and seconded by Ms. Ruiz, with all in favor, Resolution 2024-13, to Designate Date, Time and Place of January 18, 2024 at 3:00 p.m., at 8132 W. Irlo Bronson Memorial Highway, Kissimmee, FL 34747, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

Q. Resolution 2024-14, 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

Ms. Cerbone presented Resolution 2024-14.

The following will be inserted into the Fiscal Year 2024 Meeting Schedule:

DATES: Third Thursday of each month

TIME: 3:00 PM

LOCATION: 8132 W. Irlo Bronson Memorial Highway, Kissimmee, FL 34747

On MOTION by Mr. de Nuñez and seconded by Ms. Ruiz, with all in favor, Resolution 2024-14, 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, was adopted.

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332 **R. Resolution 2024-15, Approving the Florida Statewide Mutual Aid Agreement;**
333 **Providing for Severability; and Providing for an Effective Date**

334 Ms. Cerbone presented Resolution 2024-15.

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336 **On MOTION by Mr. de Nuñez and seconded by Ms. Ruiz, Resolution 2024-15,**
337 **Approving the Florida Statewide Mutual Aid Agreement; Providing for**
338 **Severability; and Providing for an Effective Date, was adopted.**

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341 **S. Stormwater Management Needs Analysis Reporting Requirements**

342 Ms. Cerbone stated CDDs are required to prepare a Stormwater Management Needs
343 Analysis Report every five years. The next Report due date is in 2027.

- 344 **T. Interlocal Agreement Regarding the Exercise of Powers and Cooperation on Providing**
345 **Additional Disclosure and Notices**

346 Ms. Mackie presented the Interlocal Agreement between Osceola County and the CDD
347 regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and
348 Notices.

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350 **On MOTION by Mr. de Nuñez and seconded by Ms. Ruiz, the Interlocal**
351 **Agreement between Osceola County and the CDD Regarding the Exercise of**
352 **Powers and Cooperation on Providing Additional Disclosure and Notices, was**
353 **approved.**

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356 **BANKING ITEMS**

357 **SEVENTH ORDER OF BUSINESS**

Consideration of the Following Banking
Items:

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360 **A. Resolution 2024-16, Designating a Public Depository for Funds of the District and**
361 **Providing an Effective Date**

362 Ms. Cerbone presented Resolution 2024-16.

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364 **On MOTION by Mr. de Nuñez and seconded by Ms. Ruiz, with all in favor,**
365 **Resolution 2024-16, Designating Truist Bank as Public Depository for Funds of**
366 **the District and Providing an Effective Date, was adopted.**

B. Resolution 2024-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-17.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

A. Resolution 2024-18, Approving the Proposed Budgets for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting Public Hearings Thereon Pursuant to Florida Law and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-18 and the proposed Fiscal Years 2023 and 2024 budgets, which are Landowner-funded, with expenses funded as incurred.

On MOTION by Mr. de Nuñez and seconded by Ms. Ruiz, with all in favor, Resolution 2024-18, Approving the Proposed Budgets for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting Public Hearings Thereon Pursuant to Florida Law on February 15, 2024 at 3:00 p.m., at 8132 W. Irlo Bronson Memorial Highway, Kissimmee, FL 34747 and Providing for an Effective Date, was adopted.

B. Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements

Ms. Cerbone presented the Budget Funding Agreements.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, the Fiscal Year 2022/2023 and Fiscal Year 2023/2024 Budget Funding Agreements, were approved.

C. Resolution 2024-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

Ms. Cerbone presented Resolution 2024-19.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

D. Resolution 2024-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2024-20.

Discussion ensued regarding processes for unbudgeted and emergency expenses, financing, funding requests, reimbursements, budgets, banking and payments.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

E. Resolution 2024-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Ms. Cerbone presented Resolution 2024-21.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2024-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-22 and discussed the Prompt Payment Policy.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2024-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Ms. Cerbone presented Resolution 2024-23.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. E-Verify Memo with MOU

Ms. Cerbone presented E-Verify information related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Ms. Ruiz and seconded by Mr. de Nuñez, with all in favor, acknowledging the E-Verify requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Items:

A. Bond Financing Team Funding Agreement

Ms. Mackie presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

Ms. Mackie presented the following:

I. Underwriter/Investment Banker: FMSbonds, Inc.

II. Bond Counsel: Squire Patton Boggs (US) LLP

III. Trustee, Paying Agent and Registrar: US Bank Trust Company, NA

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, the FMSbonds, Inc., Agreement for Underwriter Services and G-17 Disclosure; Squire Patton Boggs LLP Engagement Letter for Bond Counsel Services and the US Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, were approved.

C. Resolution 2024-25, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date (to be deferred)

D. Financing Timeline Memorandum

E. Presentation of Master Engineer's Report (to be deferred)

F. Presentation of Special Assessment Methodology Report (to be deferred)

G. Resolution 2024-26, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution (to be deferred)

H. Resolution 2024-27, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Visions at Orlando West Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes (to be deferred)

I. Resolution 2024-28, Authorizing Resolution (to be deferred)

Items 9C through 9I were deferred.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): Barrios Engineering, LLC

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

There were no Staff reports.

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 Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, the meeting adjourned at 1:09 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**VISIONS AT
ORLANDO WEST
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34747</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
March 21, 2024	Public Hearings and Regular Meeting	3:00 PM
April 18, 2024	Regular Meeting	3:00 PM
May 16, 2024	Regular Meeting	3:00 PM
June 20, 2024	Regular Meeting	3:00 PM
July 18, 2024	Regular Meeting	3:00 PM
August 15, 2024	Regular Meeting	3:00 PM
September 19, 2024	Regular Meeting	3:00 PM