

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

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

Present at the meeting were:

Robert Thorne	Chair
Josefina Ruiz	Vice Chair
Andrew Cuevas	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Ryan Dugan	District Counsel
Tucker Mackie (via telephone)	Kutak Rock LLP
Daniel Fuente (via telephone)	Developer
Jonathan Thorne	Developer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 3:33 p.m., and noted that the Oath of Office was administered to Mr. Cuevas prior to the meeting commencing.

Supervisors Thorne, Cuevas and Ruiz were present. Supervisors Fischer and de Nuñez were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no comments from the public.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to
Supervisor Andrew Cuevas**

Ms. Cerbone recalled that Mr. Cuevas attended the last meeting via telephone, when Staff explained the information in the new Supervisor packet.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2024-29,
Appointing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2024-29. The purpose of this Resolution is to add Mr. Cuevas as an Assistant Secretary.

The following slate was nominated:

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

No other nominations were made. No Officers were removed.

Prior appointments by the Board for Secretary, Treasurer, Assistant Treasurer and Assistant Secretaries Cindy Cerbone and Jamie Sanchez remain unaffected by this Resolution.

On MOTION by Mr. Thorne and seconded by Mr. Cuevas, with all in favor, Resolution 2024-29, Appointing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Update: Required Ethics Training and Form
1 Disclosure Filing**

Mr. Dugan presented the Kutak Rock Memorandum regarding the required ethics training and Form 1 disclosure filing.

Mr. Dugan and Ms. Cerbone responded to questions regarding the Form 1 filing deadline and ethics training course options.

SIXTH ORDER OF BUSINESS**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

Ms. Cerbone presented Resolution 2024-30 and read the title.

On MOTION by Mr. Thorne and seconded by Ms. Ruiz, with all in favor, Resolution 2024-30, Ratifying the Amendment to Resolution 2024-13 to Re-Set the Date, Time and Location of the Public Hearing to March 21, 2024 at 3:00 p.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746, to Consider and Hear Comment on the Adoption of Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

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

Ms. Cerbone presented Resolution 2024-31.

On MOTION by Mr. Thorne and seconded by Ms. Ruiz, with all in favor, 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 to March 21, 2024 at 3:00 p.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746; Amending Resolution 2024-18 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

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

Ms. Cerbone presented Resolution 2024-32.

On MOTION by Mr. Thorne and seconded by Ms. Ruiz, with all in favor, 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, was adopted.

NINTH ORDER OF BUSINESS**Consideration of Bond Financing Items****A. Financing Timeline Memorandum**

Mr. Dugan presented the Kutak Rock Memorandum regarding the proposed financing timeline, prepared by Ms. Mackie.

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

Mr. Dugan presented Resolution 2024-25.

Ms. Cerbone asked if an additional public hearing must be set to include a boundary amendment. Ms. Tucker replied affirmatively and stated it will be necessary to go through the process again for lands that are added to the CDD after the adoption of the Resolution.

On MOTION by Mr. Thorne and seconded by Ms. Ruiz, with all in favor, Resolution 2024-32, Designating a Date, Time, and Location of March 21, 2024 at 3:00 p.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746, for 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, was adopted.

Discussion ensued regarding bond validation and issuance, future phases, Capital Improvement Plan (CIP) improvements, the HOA, County, OUC, the development plan, streetlighting, landscaping the townhomes' common areas and the Engineer's Report.

Ms. Cerbone, Mr. Dugan and Ms. Mackie responded to questions regarding on-roll assessments, Landowner contributions, parking lot ownership, responsibility for the secondary lighting in the common areas, a cost-share agreement between the CDD and the HOA for maintenance and having a consent agenda.

Mr. Thorne stated it would be helpful if the Site Plan identified which areas are owned by the CDD, County and HOA and asked how that can be done. Ms. Mackie stated that can commence with the District Engineer identifying it on the map; the plat is a good place to start.

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

Items C through G were deferred.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2024-33,
Designating the Location of the Local**

District Records Office and Providing an Effective Date

Ms. Cerbone presented Resolution 2024-33.

On MOTION by Mr. Thorne and seconded by Mr. Cuevas, with all in favor, Resolution 2024-33, Designating 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746, as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as December 31, 2023

Ms. Cerbone presented the Unaudited Financial Statements as December 31, 2023.

On MOTION by Mr. Thorne and seconded by Ms. Ruiz, with all in favor, the Unaudited Financial Statements as December 31, 2023, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of Minutes

Ms. Cerbone presented the following:

- A. September 29, 2023 Landowners Meeting**
- B. November 29, 2023 Organizational Meeting**

On MOTION by Mr. Thorne and seconded by Ms. Ruiz, with all in favor, the September 29, 2023 Landowners Meeting and the November 29, 2023 Organizational Meeting Minutes, both as presented, were approved.

THIRTEENTH 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.

- **NEXT MEETING DATE: March 21, 2024 at 3:00 PM**
 - **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cuevas and seconded by Ms. Ruiz, with all in favor, the meeting adjourned at 4:25 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair