

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

The Board of Supervisors of the Visions at Orlando West Community Development District held Public Hearings and a Regular Meeting on August 15 2024, at 11:00 a.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
Clifton Fischer	Assistant Secretary
Fernando de Nuñez (via telephone)	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates LLC
Ryan Dugan (via telephone)	District Counsel
Daniel Fuente (via telephone)	Developer
Gill Hernandez (via telephone)	Bond Counsel
Pedro Hernandez (via telephone)	Squire

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 11:02 a.m. Supervisors Thorne, Fischer and Ruiz were present. Supervisor de Nuñez attended via telephone. Supervisor Cuevas was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

▪ **Consideration of Bond Financing Items**

This item, previously the Ninth Order of Business, was presented out of order.

A. Financing Timeline Memorandum

Ms. Cerbone presented the Kutak Rock Memorandum regarding the proposed financing timeline for the CDD and asked if there were any immediate questions about bond financing. The Board had no questions.

Ms. Cerbone stated, if the Board approves the documents today, public hearings must be set, notices must be published in the local newspaper a certain number of days in advance of the public hearing and mailed notices must be sent to the property owners. In order to have, There is not enough time to process all the paperwork before the regularly-scheduled September meeting so she recommended canceling the September meeting and scheduling a meeting on October 17, 2024 at 11:00 a.m.

Mr. de Nuñez joined the meeting via telephone.

The Board and Staff discussed availability, establishing a quorum for an October meeting, the bond issuance process, bond amount, timing, interest rate, sequence of events if the Board chooses to proceed with bond issuance, which areas the bond debt would be levied over, future boundary expansion and the timing of Board Member resignations.

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

Ms. Cerbone presented Resolution 2024-25 and read the title.

On MOTION by Mr. Fischer and seconded by Mr. Thorne, with all in favor, Resolution 2024-25, Designating a Date, Time, and Location of October 17, 2024 at 11:00 a.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.

C. Presentation of Master Engineer's Report

Mr. Dugan presented the Master Engineer's Report dated August 2024. He reviewed the pertinent data including the Development Plan for Phases I through VII, the future expansion parcel and the planned unit type and cost charts. The estimated total improvement costs are \$38,853,454.

Discussion ensued regarding the construction of Phases I and II, planned units, cost between phases, boundary expansion process, bond validation process, cost of issuance and why professional services and contingency at 10% are not spread across all the phases.

Per Mr. Thorne's request, Mr. Dugan will allocate \$1.7 million between two phases as well as the \$3.5 million, without changing the total cost amount.

D. Presentation of Master Special Assessment Methodology Report

Ms. Cerbone stated the purpose of the Master Special Assessment Methodology Report is to determine the assessments based on the improvements and costs information in the Master Engineer's Report. She reviewed the pertinent information, including the Appendix Tables, and discussed the par amount of bonds, benefit allocation, True-Up mechanism and Equivalent Residential Unit (ERU) weightings.

Mr. Dugan stated the Appendix Tables provide a precise explanation of the Methodology report, which takes the costs in the Engineer's Report and spreads the costs over the planned units in the development.

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

Mr. Dugan presented Resolution 2024-26, known as the Declaring Resolution, which accomplishes the following:

- Commences the Chapter 170 process, which is the master lien process.
- Sets the debt maximum or cap based on the Engineer's and Methodology Reports.
- Authorizes Staff to advertise public hearings and send mailed notices.

Mr. Dugan recommended approval of both Reports, in substantial form, and authorizing Staff to make minor modifications to the Reports if and when necessary.

On MOTION by Mr. Thorne and seconded by Mr. Fischer, with all in favor, 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, approving the Master Engineer's and Master Special Assessment Methodology Reports, in substantial form, was adopted.

- 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

Mr. Dugan presented Resolution 2024-27.

On MOTION by Mr. Thorne and seconded by Mr. de Nuñez, with all in favor, Resolution 2024-27, Setting a Public Hearing on October 17, 2024 at 11:00 a.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746, 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, was adopted.

- G. Resolution 2024-28, Authorizing the Issuance of Not to Exceed \$53,485,000 Aggregate Principal Amount of Visions at Orlando West Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Costs of the Design, Acquisition and Construction of Certain Public Infrastructure Improvements, Including, But Not Limited to, Water and Wastewater Utilities; a Stormwater Management System; Roadway Improvements; Hardscape, Landscape And Irrigation; Recreational Amenities; and All Related Soft and Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank Trust Company, National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust

Indenture In Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Visions at Orlando West Community Development District (Except as Otherwise Provided Herein), Osceola County, Florida, or of the State of Florida or of Any Other Political Subdivision Thereof, But Shall be Payable Solely from Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

Mr. Hernandez presented Resolution 2024-28, known as the Authorizing Resolution, which accomplishes the following:

- Authorizes the issuance of the bonds in a not to exceed amount of \$53,485,000.
- Approves the execution and delivery of a Master Trust Indenture and a form of Supplemental Trust Indenture, which are the principal legal documents to secure the bonds.
- Authorizes the financing of the project and provides for the judicial validation of the bonds.
- Sets forth certain terms and parameters relating to each of the bonds, outlined in the Delegation Resolution that will be presented once the bonds are approved for issuance at a later date.

On MOTION by Mr. Thorne and seconded by Mr. de Nuñez, with all in favor, Resolution 2024-28, Authorizing the Issuance of Not to Exceed \$53,485,000 Aggregate Principal Amount of Visions at Orlando West Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Costs of the Design, Acquisition and Construction of Certain Public Infrastructure Improvements, Including, But Not Limited to, Water and Wastewater Utilities; a Stormwater Management System; Roadway Improvements; Hardscape, Landscape And Irrigation; Recreational Amenities; and All Related Soft and Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank Trust Company, National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture In Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Visions at Orlando West Community Development District (Except as Otherwise Provided Herein), Osceola County, Florida, or of the State of Florida or of Any Other Political Subdivision Thereof, But Shall be Payable Solely from Special Assessments Assessed and Levied on the Property Within the District Benefited by the

Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

- **Consideration of Resolution 2024-43, Directing the Chairman and District Staff to File a Petition with Osceola County, Florida, Requesting the Passage of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date**

This item, previously the Tenth Order of Business, was presented out of order.

Ms. Cerbone presented Resolution 2024-43 and the Boundary Amendment Funding Agreement.

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, Resolution 2024-43, Directing the Chairman and District Staff to File a Petition with Osceola County, Florida, Requesting the Passage of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date, was adopted.

A. Boundary Amendment Funding Agreement

On MOTION by Mr. de Nuñez and seconded by Mr. Thorne, with all in favor, the Boundary Amendment Funding Agreement between the CDD and Visions of Orlando West, LLC, was approved.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-39, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Sanchez presented Resolution 2024-39 and read the title.

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Fischer and seconded by Mr. Thorne, with all in favor, Resolution 2024-39, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-40, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Sanchez presented Resolution 2024-40 and read the title.

On MOTION by Mr. Fischer and seconded by Ms. Ruiz, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Fischer and seconded by Ms. Ruiz, with all in favor, Resolution 2024-40, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-41, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Sanchez presented Resolution 2024-41 and read the title.

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

No affected property owners or members of the public spoke.

On MOTION by Mr. Fischer and seconded by Ms. Ruiz, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Fischer and seconded by Mr. Thorne, with all in favor, Resolution 2024-41, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2024/2025 Budget Funding Agreement

Ms. Sanchez presented the Fiscal Year 2024/2025 Budget Funding Agreement between the CDD and Visions at Orlando West, LLC.

On MOTION by Mr. Fischer and seconded by Mr. Thorne, with all in favor, the Fiscal Year 2024/2025 Budget Funding Agreement, was approved.

A Board Member asked for the establishment of a Consent Agenda for these types of approvals and adoptions, etc., going forward.

SEVENTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Sanchez presented the Memorandum explaining the requirement for the CDD to develop goals and objectives. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals. She stated the good news is the goals and objectives are already being implemented and have been posted on the CDD's website.

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

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2024-42, Ratifying the Amendment to Resolution 2024-34 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. Sanchez presented Resolution 2024-42 and read the title.

On MOTION by Mr. Fischer and seconded by Mr. Thorne, with all in favor, Resolution 2024-42, Ratifying the Amendment to Resolution 2024-34 to Re-Set the Date, Time and Location of the Public Hearing to Consider and Hear Comment on the Adoption of Rules of Procedure to October 17, 2024; at 11:00 a.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746, Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Consideration of Bond Financing Items**

This item was presented following the Second Order of Business.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-43, Directing the Chairman and District Staff to File a Petition with Osceola County, Florida, Requesting the Passage of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date

This item was presented following the Second Order of Business.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as June 30, 2024

On MOTION by Mr. Fischer and seconded by Mr. Thorne, with all in favor, the Unaudited Financial Statements as June 30, 2024, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of May 16, 2024 Regular Meeting and Audit Committee Meeting Minutes

On MOTION by Mr. Thorne and seconded by Mr. Fischer, with all in favor, the May 16, 2024 Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

- **Acceptance of Resignation of Supervisor Andrew Cuevas from Seat 3 and Consideration of Appointment to Fill Seat 3**

This item was an addition to the agenda.

Ms. Sanchez presented Mr. Andrew Cuevas' resignation letter.

On MOTION by Mr. Fischer and seconded by Mr. Thorne, with all in favor, the resignation of Mr. Andrew Cuevas from Seat 3, was accepted.

Ms. Sanchez stated Mr. Riley Otero, a resident who is not present today, previously expressed interest in filling the vacant seat.

On MOTION by Mr. Fischer and seconded by Mr. Thorne, with all in favor, the appointment of Mr. Riley Otero to fill Seat 3, was approved.

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

Mr. Dugan stated the October 17, 2024 meeting is important because several items discussed in today's meeting will be presented and approved. Meanwhile, District Staff will continue to facilitate the Boundary Amendment with the County and commence the judicial bond validation process.

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

There was no report.

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

Ms. Sanchez stated Staff will prepare a consent agenda for future meetings.

- **NEXT MEETING DATE: September 19, 2024 at 11:00 AM**
 - **QUORUM CHECK**

The September 19, 2024 meeting will be cancelled. The next meeting will be held on October 17, 2024.

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. Thorne and seconded by Ms. Ruiz, with all in favor, the meeting adjourned at 12:08 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair