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 May 15, 2025 at 11:00 a.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746.

Present:

Robert Thorne (via telephone)	Chair
Josefina Ruiz	Vice Chair
Fernando de Nuñez	Assistant Secretary
Riley Otero	Assistant Secretary

Also present:

Cindy Cerbone (via telephone)	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates LLC (WHA)
Chris Conti (via telephone)	Wrathell, Hunt and Associates LLC
Tucker Mackie (via telephone)	District Counsel
Ryan Dugan (via telephone)	Kutak Rock LLP
Rodolfo Guerra	Supervisor-Appointee
Daniel Fuente (via telephone)	Developer Representative

FIRST ORDER OF BUSINESS — **Call to Order/Roll Call**

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

SECOND ORDER OF BUSINESS — **Acceptance of Resignation of Jacob Essman [Seat 2]**

> **On MOTION by Mr. de Nuñez and seconded by Ms. Ruiz, with all in favor, the resignation of Mr. Jacob Essman from Seat 2, was accepted.**

THIRD ORDER OF BUSINESS — **Consider Appointment of Rodolfo Guerra to Fill Unexpired Term of Seat 2; Term Expires November, 2028**

Mr. de Nuñez nominated Mr. Rodolfo Guerra to fill Seat 2. It was the only nomination.

> **On MOTION by Mr. de Nuñez and seconded by Ms. Ruiz, with all in favor, the appointment of Mr. Rodolfo Guerra to fill Seat 2, was approved.**

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)**

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Rodolfo Guerra. The following items were explained before the meeting:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

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

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

- **Acceptance of Resignation of Fernando de Nuñez [Seat 4]**

This item was an addition to the agenda.

On MOTION by Ms. Ruiz and seconded by Mr. Guerra, with all in favor, the resignation of Mr. Fernando de Nuñez from Seat 4, was accepted.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2025-05, Electing and Removing Officers of the District and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-05. Mr. Guerra nominated the following:

Robert Thorne	Chair
Josefina Ruiz	Vice Chair
Rodolfo Guerra	Assistant Secretary
Riley Otero	Assistant Secretary

No other nominations were made. This Resolution removes the following:

Jacob Essman	Assistant Secretary
Fernando de Nuñez	Assistant Secretary

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

Craig Wrathell	Secretary
Jamie Sanchez	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer

Jeff Pinder Assistant Treasurer

On MOTION by Mr. Guerra and seconded by Ms. Ruiz, with all in favor, Resolution 2025-05, Electing, as nominated, and Removing Officers of the District and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Acceptance of Unaudited Financial Statements as March 31, 2025

Discussion ensued regarding the previous direction to implement the Consent Agenda, a request to streamline meetings and the benefit of the Consent Agenda, which allows numerous items to be approved with one motion if there are no questions or comments.

Ms. Mackie stated that the Board has the option to remove items from the Consent Agenda for discussion. She noted that the Consent Agenda was also included in the October meeting; all documentation shown is included in the agenda.

Ms. Sanchez responded to questions regarding the Unaudited Financial Statements and stated the proposed Fiscal Year 2025 budget was previously approved. The proposed Fiscal Year 2026 budget will be discussed later in the meeting. District Management sends Funding Requests to the Developer to pay any invoices received in the CDD's name. District Management's Accounting Department prepares the Unaudited Financials.

Mr. Thorne suggested Mr. Guerra meet with the Developer to be aware of invoices paid and monies spent. Mr. Guerra stated he feels uncomfortable approving the Unaudited Financials without more information. Ms. Sanchez stated that Supervisors can only abstain from voting in the event of a true conflict of interest.

Ms. Mackie suggested tabling acceptance of the Unaudited Financials. Invoices are typically reviewed by the Chair outside of the meeting, rather than involving every Supervisor in approval of the invoices that are transmitted pursuant to Agreements between the CDD and any particular vendor; information can be provided as requested.

Ms. Sanchez will email Funding Requests and invoices sent to Mr. Fuente to Mr. Guerra.

Ms. Cerbone stated, per the August 2024 Meeting Minutes, a Board Member asked for a Consent Agenda to be implemented. Mr. Thorne stated Board Members should review the financials before the meeting so they are prepared to ask questions and vote at the meeting.

This item was deferred to the next agenda.

B. Approval of October 17, 2024 Public Hearings and Regular Meeting Minutes

Ms. Sanchez presented the October 17, 2024 Public Hearings and Regular Meeting Minutes. She noted that Mr. Guerra should vote on the motion even though he was not in attendance. Ms. Mackie stated that edits, questions or comments regarding the summary minutes are welcome; the CDD is statutorily required to maintain meeting minutes.

On MOTION by Mr. Thorne and seconded by Ms. Ruiz, with all in favor, the October 17, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS **Public Comments**

Mr. Fuente expressed appreciation of the processes and for inclusion in the meeting.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2025-06. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments. The budget is Landowner-funded, with expenses funded as they are incurred.

On MOTION by Mr. Guerra and seconded by Ms. Ruiz, with all in favor, Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 21, 2025 at 11:00 a.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of**

Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

On MOTION by Mr. Guerra and seconded by Ms. Ruiz, with all in favor, Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

Ms. Mackie left the meeting and Mr. Dugan joined via telephone.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-08.

On MOTION by Mr. Guerra and seconded by Ms. Ruiz, with all in favor, Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-09, 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 2025-09. This Resolution enables placement of the assessments on the tax bill utilizing the services of the Property Appraiser and Tax Collector. This process was previously completed for the original boundaries and is being repeated to include the Expansion Parcel, which includes Phases Five, Six and Seven.

On MOTION by Mr. Thorne and seconded by Ms. Ruiz, with all in favor, Resolution 2025-09, Designating a Date, Time, and Location of August 21, 2025

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.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-10, 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 2025-10, related solely to Phases Five, Six and Seven. The Declaring Resolution starts the assessment process and incorporates the Master Engineer’s Report and the Master Assessment Methodology Report. The Resolution outlines the Estimated Cost of Expansion Area Improvements and the potential Expansion Area Assessments.

Mr. Dugan stated the purpose of the process is to declare assessments; the actual costs can vary. The Development Team will make adjustments to meet target assessment levels.

On MOTION by Mr. Guerra and seconded by Ms. Ruiz, with all in favor, Resolution 2025-10, 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, was adopted.

TWELFTH ORDER OF BUSINESS **Consideration of Resolution 2025-11, 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**

On MOTION by Ms. Ruiz and seconded by Mr. Guerra, with all in favor, Resolution 2025-11, Setting a Public Hearing on August 21, 2025 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.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

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

There were no District Counsel or District Engineer reports.

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

- **Property Insurance on Vertical Assets**
- **NEXT MEETING DATE: June 19, 2025 at 11:00 AM**
  - **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 Ms. Ruiz and seconded by Mr. Guerra, with all in favor, the meeting adjourned at 11:49 a.m.

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Secretary/Assistant Secretary

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Chair/Vice Chair