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 November 20, 2025 at 11:00 a.m., at 4807 W. Irlo Bronson Memorial Highway, Suite D, Kissimmee, Florida 34746.

Present:

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

Also present:

Cindy Cerbone (via telephone)	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates LLC
Ryan Dugan (via telephone)	District Counsel
Daniel Fuente (via telephone)	Developer Representative
Jonathan Thorne	Developer Representative
Oscar Larraza	

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

Ms. Sanchez called the meeting to order at 11:06 a.m. Notices of the change from the original meeting location of 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746 to 4807 W. Irlo Bronson Memorial Highway, Suite D, Kissimmee, Florida 34746 were posted on the door of the original meeting location and on the CDD website.

Supervisors Guerra, Otero and Ruiz were present. Supervisor Thorne was absent. One seat was vacant.

SECOND ORDER OF BUSINESS **Consider Appointment of Oscar Larraza to Fill Unexpired Term of Seat 4; Term Expires November 2026**

- **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 Oscar Larraza.

Ms. Sanchez stated she inadvertently administered the Oath of Office to Mr. Larraza before taking the nomination.

Ms. Ruiz nominated Oscar Larraza to fill Seat 4. No other nominations were made.

On MOTION by Ms. Ruiz and seconded by Mr. Guerra, with all in favor, the appointment of Oscar Larraza to Seat 4, was approved.

The following were reviewed with Mr. Larraza, yesterday, via telephone:

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

THIRD ORDER OF BUSINESS **Acceptance of Resignation of Josefina Ruiz [Seat 5]**

On MOTION by Mr. Guerra and seconded by Mr. Otero, with all in favor, the resignation of Josefina Ruiz from Seat 5, was accepted.

FOURTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2026**

This item was deferred.

- **Administration of Oath of Office to Appointed Supervisor**

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing an Effective Date**

Ms. Sanchez presented Resolution 2026-01. Mr. Guerra nominated the following slate:

Robert Thorne	Chair
Oscar Larraza	Vice Chair
Rodolfo Guerra	Assistant Secretary
Riley Otero	Assistant Secretary

No other nominations were made.

The Resolution removes the following from the Board:

Josefina Ruiz	Vice Chair

The following prior appointments by the Board remain unchanged 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 Mr. Otero, with all in favor, Resolution 2026-01, Electing, as nominated, and Removing Officers of the District and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Amending Resolution 2025-09 to Re-Set the Date, Time and Location of the 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; Providing a Severability Clause; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2026-02. This was necessary due to the inability to establish a quorum for the August 21, 2025 Public Hearing.

On MOTION by Mr. Guerra and seconded by Mr. Larraza, with all in favor, Resolution 2026-02, Amending Resolution 2025-09 to Re-Set the Date, Time and Location to November 20, 2025 at 11:00 a.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746, for the 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; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

A. Affidavit/Proof of Publication

B. Consideration of Resolution 2026-03, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Visions at Orlando West Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Sanchez presented Resolution 2026-03.

Ms. Sanchez and Ms. Cerbone responded to Mr. Guerra's questions by explaining the criteria, reason and benefit of initiating on-roll assessments via the Uniform Method once the land is platted and the intent to issue bonds.

Mr. Dugan stated the reason there is no other option but the Uniform Method after the land is platted and the bonds are issued is because it is a requirement in the bond documents that will be used for the bonds. Generally, the Uniform Method is required because it does not give the homeowner the option not pay their assessments and it is preferred by bond markets because there is stronger protection in Florida Law for enforcing collection of unpaid taxable assessments; it also does not put the burden on District Staff to pursue unpaid assessments.

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

No affected property owners or members of the public spoke.

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

Ms. Sanchez presented Resolution 2026-03 and read the title.

On MOTION by Mr. Larraza and seconded by Mr. Guerra, with all in favor, Resolution 2026-03, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Visions at Orlando West Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, Amending Resolution 2025-11 to Re-Set the Date, Time, and Location of the Public Hearing on Imposing a Special Assessment on Certain Property Within the District Generally Described as Visions at Orlando West Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, and Providing an Effective Date**

This is necessary due to the inability to establish a quorum for the original August 21, 2025 Public Hearing date.

On MOTION by Mr. Guerra and seconded by Mr. Larraza, with all in favor, Resolution 2026-04, Amending Resolution 2025-11 to Re-Set the Date, Time, and Location to November 20, 2025 at 11:00 a.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746, for the Public Hearing on Imposing a Special Assessment on Certain Property Within the District Generally Described as Visions at Orlando West Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of**

Special Assessments Relating to the Financing and Securing of Certain Public Improvements

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

These items were included for informational purposes.

C. Engineer's Report (for informational purposes)

D. Master Special Assessment Methodology Report (for informational purposes)

Items Engineer's Report and Master Special Assessment Methodology Report were presented in detail at the last meeting and included here for informational purposes.

Mr. Dugan responded to Mr. Guerra's questions and confirmed that there are mechanisms built into the Reports and Resolutions that would accommodate for changes in the Development Plan, since it has not been approved yet, and to accomodate whatever the actual Development Plan is, when it is approved. Before issuing bonds, Staff will obtain updates from the Developer to incorporate into Supplemental Reports that will be presented for approval before they are used for bond issuance.

Mr. Dugan stated Sections 5 and 8 of Resolution 2026-05 have mechanisms in place outlining the final assessment roll and True-Up process when the project is completed, which allows for changes when the Development Plan changes. For the purposes of the Engineer's Report, these estimated costs of the Capital Improvement Plan (CIP) and the actual improvements in the exhibit chart are accurate for the purposes of today's Public Hearing and in order to set the maximum assessment liens on the Expansion Area, Phases 5, 6 and 7.

Mr. Dugan suggested monitoring changes in the Development Plan to make sure they are not significant enough to reach the maximum assessment lien amount; if so, it would necessitate another assessment hearing.

Mr. Guerra stated that the Engineer's Report has changed and wants it stated that what is in the Engineer's and Methodology Reports has changed and there are ways to fix them in the future.

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

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

  No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

  The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

Mr. Dugan posed, and Ms. Sanchez and Ms. Cerbone responded to the following questions:

Mr. Dugan: Are the special assessments in the Report reasonably and fairly allocated to the lands subject to them?

Ms. Sanchez: Yes.

Mr. Dugan: Will the assessed lands receive a special benefit equal to or in excess of the special assessments as levied under the Methodology?

Ms. Cerbone: Yes, they will.

Mr. Dugan: Is it in the best interest of the District that the special assessments be paid and collected in accordance with the Methodology and the Assessment Resolution?

Ms. Sanchez: Yes.

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

E. Consideration of Resolution 2026-05, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing

for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

Ms. Sanchez presented Resolution 2026-05 and read the title. This is specific to Phases 5 through 7, known as the Expansion Area.

On MOTION by Mr. Guerra and seconded by Mr. Larraza, with all in favor, Resolution 2026-05, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-06, Amending Resolution 2025-06 to Resetting the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date**

This is necessary due to the inability to establish a quorum for the original August 21, 2025 Public Hearing date.

On MOTION by Mr. Guerra and seconded by Mr. Larraza, with all in favor, Resolution 2026-06, Amending Resolution 2025-06 to Resetting the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026 to November 20, 2025 at 11:00 a.m., at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2026-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Sanchez stated the proposed Fiscal Year 2026 budget is the same as the version presented at the May meeting. She responded to Mr. Guera's questions about certain budget items for Fiscal Years 2025 and 2026. Mr. Guerra noted that the actual expenditures for Fiscal Year 2025 were below the adopted budget amount and asked why that is not being factored into the Fiscal Year 2026 budget so assessments do not increase. Ms. Cerbone stated it is not required by Florida Statues. Mr. Guerra's questions might pertain to a for profit entity but not for a CDD in its early stages, like this one. She noted this is a Landowner-contribution budget with expenses funded as they are incurred.

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Guerra and seconded by Mr. Larraza, with all in favor, Resolution 2026-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS **Consideration of Fiscal Year 2025/2026 Budget Funding Agreement**

Ms. Sanchez presented the Fiscal Year 2025/2026 Budget Funding Agreement. District Management is sending the funding requests and invoices to Mr. Fuente. Mr. Guerra asked Mr. Fuente if he reviewed the Funding Agreement. Mr. Fuente replied affirmatively, it is same as in prior years.

On MOTION by Mr. Guerra and seconded by Mr. Larraza, with all in favor, the Budget Funding Agreement for Fiscal Year 2025/2026, was approved.

THIRTEENTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Sanchez presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives, as it must be posted on the CDD website by December 1, 2025. The District Engineer will provide an Inspection Report stating that, at this time, the CDD does not own any infrastructure improvements or related systems.

- **Authorization of Chair to Approve Findings Related to FY2025 Goals and Objectives Reporting**

On MOTION by Mr. Larraza and seconded by Mr. Guerra, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

FOURTEENTH ORDER OF BUSINESS **Consent Agenda**

A. Acceptance of Unaudited Financial Statements as of September 30, 2025

B. Approval of June 19, 2025 Regular Meeting Minutes

On MOTION by Mr. Guerra and seconded by Mr. Larraza, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted, and the June 19, 2025 Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH 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

- **NEXT MEETING DATE: December 18, 2025 at 11:00 AM**
  - **QUORUM CHECK**

The December 18, 2025 meeting will be canceled. Email notifications will be sent for the next meeting.

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

There were no Board Members' comments or requests.

EIGHTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Larraza and seconded by Mr. Guerra, with all in favor, the meeting adjourned at 12:04 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair