



**COLD SPRINGS  
IMPROVEMENT DISTRICT**

**MARION COUNTY  
REGULAR BOARD MEETING  
SEPTEMBER 3, 2015  
10:00 A.M.**

**Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410**

**561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile**

**AGENDA**  
**COLD SPRINGS IMPROVEMENT DISTRICT**  
Gray, Ackerman & Haines, P.A.  
125 NE First Avenue, Suite 1  
Ocala, Florida 34470  
**REGULAR BOARD MEETING**  
September 3, 2015  
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. October 2, 2014 Regular Board Meeting.....Page 2
- G. New Business
  - 1. Consider Resolution No. 2015-01 – Adopting a Fiscal Year 2014/2015 Amended Budget.....Page 5
  - 2. Consider Resolution No. 2015-02 – Adopting a Fiscal Year 2015/2016 Final Budget.....Page 8
  - 3. Consider Resolution No. 2015-03 – Adopting a Fiscal Year 2015/2016 Meeting Schedule.....Page 13
- H. Old Business
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

# AFFIDAVIT OF PUBLICATION

**Star-Banner**  
Published -- Daily  
Ocala, Marion County, Florida

STATE OF FLORIDA  
COUNTY OF MARION

Before the undersigned, a Notary Public of Said County and State, Heather Sides who on oath says that they are an authorized employee of the Star-Banner, a daily newspaper published at Ocala, in Marion County, Florida; that the attached copy of advertisement, being a notice in the matter of

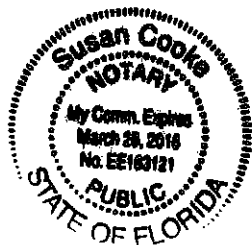
**COLD SPRINGS IMPROVEMENT DISTRICT NOTICE OF LANDOWNERS MEETING AND FISCAL YEAR 2014/2015 REGULAR MEETING SCHEDULE**  
**NOTICE IS HEREBY GIVEN that a Landowners Meeting of the Cold Springs Improvement District will be held on October 2, 2014, at 10:00 a.m**

was published in said newspaper in the issues of:

9/5 1x, 9/12 1x

Affiant further says that the said STAR-BANNER is a daily newspaper published at Ocala, in said Marion County, Florida, and that the said newspaper has heretofore been continuously published in said Marion County, Florida, daily, and has been entered as second class mail matter at the post office in Ocala in said Marion County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the person of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 12th day of September, A.D., 20 14



Susan Cooke  
Notary Public

**Susan Cooke**

(Print, Type or Stamp Name of Notary Public)

Ad #: A000836050

## COLD SPRINGS IMPROVEMENT DISTRICT NOTICE OF LANDOWNERS' MEETING AND FISCAL YEAR 2014/2015 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that a Landowners' Meeting of the Cold Springs Improvement District will be held on **October 2, 2014, at 10:00 a.m.**, or as soon thereafter as can be heard, in the offices of Gray, Ackerman & Haines, P.A. located at 125 NE First Avenue, Suite 1, Ocala, Florida 33470.

The primary purpose of the Landowners' Meeting is to elect three (3) Supervisors for the Cold Springs Improvement District and to consider any other business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Agenda for the Landowners' Meeting may be obtained by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the meeting.

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Cold Springs Improvement District will hold **Regular Meetings at 10:00 a.m.** in the offices of Gray, Ackerman & Haines, P.A. located at 125 NE First Avenue, Suite 1, Ocala, Florida 34470, on the following dates:

October 2, 2014  
November 6, 2014  
December 4, 2014  
January 8, 2015  
February 5, 2015  
March 5, 2015  
April 2, 2015  
May 7, 2015  
June 4, 2015  
July 2, 2015  
August 6, 2015  
September 3, 2015

The purpose of the regular meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that the Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at the Landowners' Meeting or the Regular Meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

September 5, 12, 2014.  
#A000836050

COLD SPRINGS IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 2, 2014

**A. CALL TO ORDER**

District Manager Peter L. Pimentel called the October 2, 2014, Regular Board Meeting of the Cold Springs Improvement District to order at 10:05 a.m. in the Conference Room of Gray, Ackerman & Haines, P.A., 125 NE First Avenue, Suite 1, Ocala, Florida 34470.

**B. PROOF OF PUBLICATION**

Mr. Pimentel presented proof of publication that notice of the Regular Board Meeting was published in the *Star Banner* on September 5, 2014 and September 12, 2014, as part of the District's 2014/2015 Fiscal Year Regular Meeting Schedule, as legally required.

**C. SEAT NEW BOARD MEMBERS**

Mr. Pimentel announced that at the last Landowners' Meeting, which preceded this meeting, Mr. Steven Gray and Mr. Timothy Haines were elected as Members of the Board. He noted that they were in attendance and it would be in order for them to take their seats as newly elected Board Members.

**D. ADMINISTER OATHS OF OFFICE**

Mr. Gray and Mr. Haines executed their respective Oaths of Office which were duly notarized.

**E. ESTABLISH QUORUM**

It was determined that the attendance of Supervisors Steven Gray, Timothy Haines and Brenda Bibb constituted a quorum and it was in order to proceed with the meeting.

Also in attendance was District Manager Peter L. Pimentel of Special District Services, Inc. via telephone.

Mr. Pimentel noted that there is a vacancy on the Board with the resignation of Chris Carlisle and that the Board is authorized to replace him to serve out his expired term. The consensus of the Board was to leave the seat vacant until a replacement can be identified.

**E. ELECTION OF OFFICERS**

Mr. Pimentel indicated that the Board Members could nominate the same slate of Officers as currently exist, nominate a new slate of Officers or they could nominate each individual seat separately.

COLD SPRINGS IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 2, 2014

A **motion** was made by Ms. Bibbs, seconded by Mr. Haines and unanimously passed to elect the same slate of officers as currently exists. They are as follows:

Chairman - Steven Gray  
Vice Chairman – Timothy Haines  
Secretary/Treasures- Peter L. Pimentel  
Assistant Secretary – Brenda Bibb  
Assistant Secretary – Bryce Ackerman

**F. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Mr. Pimentel called for comments from the public for items not on the agenda. There were no comments from the public.

**H. APPROVAL OF MINUTES**

**1. August 7, 2014, Regular Board Meeting**

Mr. Pimentel asked if there were any corrections or additions to the August 7, 2014, Regular Board Meeting minutes. Chairman Gray noted a typo in paragraph A which was corrected.

A **motion** was made by Ms. Bibbs, seconded by Mr. Haines and unanimously passed to approve the August 7, 2014, Regular Board Meeting minutes, as amended.

**I. OLD BUSINESS**

There were no Old Business items to address.

**J. NEW BUSINESS**

**1. Consider Resolution No. 2014-03**

Mr. Pimentel presented and reviewed Resolution No. 2014-03, entitled:

COLD SPRINGS IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 2, 2014

**RESOLUTION NO. 2014-03**

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT  
DISTRICT ADOPTING A REVISED FISCAL YEAR 2013/2014  
BUDGET.**

A **motion** was made by Ms. Bibbs, seconded by Mr. Haines and unanimously passed to adopt Resolution No. 2014-03, as presented.

**K. ADMINISTRATIVE MATTERS**

There were no Administrative Matters to address.

**L. BOARD MEMBER COMMENTS**

There were no comments from Members of the Board.

**M. ADJOURN**

There being no further business to come before the Board, a **motion** was made by Mr. Haines, seconded by Ms. Bibb and unanimously passed to adjourn the meeting at 10:10 a.m.

---

Secretary/Assistant Secretary

---

Chair/Vice-Chair

**RESOLUTION NO. 2015-01**

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT  
ADOPTING A REVISED FISCAL YEAR 2014/2015 BUDGET; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Cold Springs Improvement District (hereinafter called District) is empowered to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared a revised fiscal year 2014/2015 budget.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF THE COLD SPRINGS IMPROVEMENT DISTRICT THAT:**

**Section 1.** The Revised Budget for Fiscal Year 2014/2015 attached hereto as Exhibit "A" is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 3<sup>rd</sup> day of September, 2015.

**ATTEST:**

**COLD SPRINGS  
IMPROVEMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Cold Springs Improvement District

**Amended Final Budget For  
Fiscal Year 2014/2015  
October 1, 2014 - September 30, 2015**



**AMENDED FINAL BUDGET**  
**COLD SPRINGS IMPROVEMENT DISTRICT**  
**FISCAL YEAR 2014/2015**  
**OCTOBER 1, 2014 - SEPTEMBER 30, 2015**

	<b>FISCAL YEAR 2014/2015 BUDGET 10/1/14 - 9/30/15</b>	<b>AMENDED FINAL BUDGET 10/1/14 - 9/30/15</b>	<b>YEAR TO DATE ACTUAL 10/1/14 - 7/31/15</b>
<b>REVENUES</b>			
Developer Contribution	1,720	1,720	0
Interest Income	5	5	1
<b>Total Revenues</b>	<b>\$ 1,725</b>	<b>\$ 1,725</b>	<b>\$ 1</b>
<b>EXPENDITURES</b>			
Supervisor Fees	0	0	0
Engineering/Inspections	0	0	0
Management	1,000	1,000	0
Legal	0	0	0
Insurance	0	0	0
Legal Advertisements	500	500	0
Miscellaneous	100	100	0
Postage	50	50	0
Office Supplies	75	75	0
Dues & Subscriptions	0	0	0
<b>Total Expenditures</b>	<b>\$ 1,725</b>	<b>\$ 1,725</b>	<b>\$ -</b>
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>

Fund Balance As Of 9/30/2014
Projected FY 2014/2015 Activity
Projected Fund Balance As Of 9/30/2015

\$1,231
\$0
\$1,231

**RESOLUTION NO. 2015-02**

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT  
ADOPTING A FISCAL YEAR 2015/2016 BUDGET.**

**WHEREAS**, the Board of Supervisors of the Cold Springs Improvement District (“District”), has prepared a proposed Budget for Fiscal Year 2015/2016; and,

**WHEREAS**, at a duly advertised meeting, the Board considered the proposed Budget for Fiscal Year 2015/2016.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF THE COLD SPRINGS IMPROVEMENT DISTRICT THAT:**

**Section 1.** The proposed Budget for Fiscal Year 2015/2016 attached hereto as Exhibit “A” is approved and adopted in final form, and the assessments set forth therein are hereby levied.

**Section 2.** The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 3<sup>rd</sup> day of September, 2015.

**ATTEST:**

**COLD SPRINGS  
IMPROVEMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

# Cold Springs Improvement District

**Proposed Budget For  
Fiscal Year 2015/2016  
October 1, 2015 - September 30, 2016**

# CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET

**PROPOSED BUDGET**  
**COLD SPRINGS IMPROVEMENT DISTRICT**  
**FISCAL YEAR 2015/2016**  
**OCTOBER 1, 2015 - SEPTEMBER 30, 2016**

	<b>FISCAL YEAR 2015/2016 BUDGET</b>
<b>REVENUES</b>	
Developer Contribution	1,705
Interest Income	5
<b>TOTAL REVENUES</b>	<b>\$ 1,710</b>
<b>EXPENDITURES</b>	
Supervisor Fees	0
Engineering/Inspections	0
Management	1,000
Legal	0
Insurance	0
Legal Advertisements	500
Miscellaneous	75
Postage	60
Office Supplies	75
Dues & Subscriptions	0
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,710</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**COLD SPRINGS IMPROVEMENT DISTRICT**  
**FISCAL YEAR 2015/2016**  
**OCTOBER 1, 2015 - SEPTEMBER 30, 2016**

	FISCAL YEAR 2013/2014 ACTUAL	FISCAL YEAR 2014/2015 BUDGET	FISCAL YEAR 2015/2016 BUDGET	COMMENTS
<b>REVENUES</b>				
Developer Contribution	1,745	1,720	1,705	Developer Contribution
Interest Income	2	5	5	
<b>TOTAL REVENUES</b>	<b>\$ 1,747</b>	<b>\$ 1,725</b>	<b>\$ 1,710</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	0	0	0	
Engineering/Inspections	0	0	0	
Management	1,000	1,000	1,000	No Change From 2014/2015 Budget
Legal	0	0	0	
Insurance	0	0	0	
Legal Advertisements	388	500	500	No Change From 2014/2015 Budget
Miscellaneous	0	100	75	\$25 Decrease From 2014/2015 Budget
Postage	53	50	60	\$10 Increase From 2014/2015 Budget
Office Supplies	40	75	75	No Change From 2014/2015 Budget
Dues & Subscriptions	0	0	0	
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,481</b>	<b>\$ 1,725</b>	<b>\$ 1,710</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 266</b>	<b>\$ -</b>	<b>\$ -</b>	

**RESOLUTION NO. 2015-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLD SPRINGS IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2015/2016 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Cold Springs Improvement District ("District") to establish a regular meeting schedule for fiscal year 2015/2016; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2015/2016 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COLD SPRINGS IMPROVEMENT DISTRICT, MARION COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2015/2016 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 3<sup>rd</sup> day of September, 2015.

**ATTEST:**

**COLD SPRINGS  
IMPROVEMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**COLD SPRINGS IMPROVEMENT DISTRICT  
FISCAL YEAR 2015/2016 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Cold Springs Improvement District will hold **Regular Meetings at 10:00 a.m.** in the offices of Gray, Ackerman & Haines, P.A. located at 125 NE First Avenue, Suite 1, Ocala, Florida 34470, on the following dates:

**October 1, 2015  
November 5, 2015  
December 3, 2015  
January 7, 2016  
February 4, 2016  
March 3, 2016  
April 7, 2016  
May 5, 2016  
June 2, 2016  
July 7, 2016  
August 4, 2016  
September 1, 2016**

The purpose of the regular meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that the Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at the Landowners' Meeting or the Regular Meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

**COLD SPRINGS IMPROVEMENT DISTRICT**

**PUBLISH: OCALA STAR-BANNER \_\_\_/\_\_\_/15**