



**COLD SPRINGS
IMPROVEMENT DISTRICT**

**MARION COUNTY
REGULAR BOARD MEETING
AUGUST 4, 2016
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
August 4, 2016
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. September 3, 2015 Regular Board Meeting.....Page 2
- G. New Business
 - 1. Consider Resolution No. 2016-01 – Adopting a Fiscal Year 2015/2016 Amended Budget.....Page 5
 - 2. Consider Resolution No. 2016-02 – Adopting a Fiscal Year 2016/2017 Final Budget.....Page 8
 - 3. Consider Resolution No. 2016-03 – Adopting a Fiscal Year 2016/2017 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, Herman Steiner 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 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 & H**

was published in said newspaper in the issues of:

9/21 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 21st day of September, A.D., 2015



Michelle Ann Duncan
Notary Public

Michelle Ann Duncan
(Print, Type or Stamp Name of Notary Public)

Ad #: A000871914

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.

September 21, 2015.
#A000871914

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 3, 2015

A. CALL TO ORDER

District Manager Peter L. Pimentel called the September 3, 2015, Regular Board Meeting of the Cold Springs Improvement District to order at 10:00 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. ESTABLISH QUORUM

It was determined that the attendance of Supervisors Timothy Haines, Brenda Bibb and Bryce Ackerman 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.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

F. APPROVAL OF MINUTES

1. October 2, 2014, Regular Board Meeting

Mr. Pimentel asked if there were any corrections or additions to the October 4, 2014, Regular Board Meeting minutes.

A **motion** was made by Mr. Ackerman, seconded by Ms. Bibb and unanimously passed to approve the October 4, 2014, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

There were no Old Business items to address.

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 3, 2015

H. NEW BUSINESS

1. Consider Resolution No. 2015-01 – Adopting a Revised Fiscal Year 2014/2015 Annual Budget

Mr. Pimentel presented and reviewed Resolution No. 2015-01, entitled:

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

A **motion** was made by Mr. Ackerman, seconded by Ms. Bibb and unanimously passed to adopt Resolution No. 2015-01, as presented.

2. Consider Resolution No. 2015-02 – Adopting a Fiscal Year 2015/2016 Annual Budget

Mr. Pimentel presented and reviewed Resolution No. 2015-02, entitled:

RESOLUTION NO. 2015-02

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

A **motion** was made by Mr. Ackerman, seconded by Ms. Bibb and unanimously passed to adopt Resolution No. 2015-02, as presented.

3. Consider Resolution No. 2015-03 – Setting the Fiscal Year 2015/2016 Regular Meeting Schedule and Location

Mr. Pimentel presented and reviewed Resolution No. 2015-03, entitled:

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.

A **motion** was made by Mr. Ackerman, seconded by Ms. Bibb and unanimously passed to adopt Resolution No. 2015-03, which schedules a Regular Meeting on the first

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 3, 2015

Thursday of each month at 10:00 a.m. in the offices of Gray, Ackerman & Haines, P.A.,
125 N.E. First Avenue, Suite 1, Ocala, Florida.

I. ADMINISTRATIVE MATTERS

There were no Administrative Matters

J. BOARD MEMBER COMMENTS

There were no comments from Members of the Board.

K. 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 10:05
a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2016-01

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT
ADOPTING A REVISED FISCAL YEAR 2015/2016 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 2015/2016 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 2015/2016 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 4th day of August, 2016.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Cold Springs Improvement District

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

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

| | FISCAL YEAR 2015/2016 BUDGET 10/1/15 - 9/30/16 | AMENDED FINAL BUDGET 10/1/15 - 9/30/16 | YEAR TO DATE ACTUAL 10/1/15 - 7/31/16 |
|--------------------------------|---|---|--|
| REVENUES | | | |
| Developer Contribution | 1,705 | 1,705 | 0 |
| Interest Income | 5 | 5 | 2 |
| | | | |
| Total Revenues | \$ 1,710 | \$ 1,710 | \$ 2 |
| | | | |
| EXPENDITURES | | | |
| 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 | 75 | 75 | 0 |
| Postage | 60 | 60 | 0 |
| Office Supplies | 75 | 75 | 0 |
| Dues & Subscriptions | 0 | 0 | 0 |
| | | | |
| Total Expenditures | \$ 1,710 | \$ 1,710 | \$ - |
| | | | |
| Net Excess/ (Shortfall) | \$ - | \$ - | \$ 2 |

| |
|--|
| Fund Balance As Of 9/30/2015 |
| Projected FY 2015/2016 Activity |
| Projected Fund Balance As Of 9/30/2016 |

| |
|---------|
| \$1,716 |
| \$0 |
| \$1,716 |

RESOLUTION NO. 2016-02

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT
ADOPTING A FISCAL YEAR 2016/2017 BUDGET.**

WHEREAS, the Board of Supervisors of the Cold Springs Improvement District (“District”), has prepared a proposed Budget for Fiscal Year 2016/2017; and,

WHEREAS, at a duly advertised meeting, the Board considered the proposed Budget for Fiscal Year 2016/2017.

**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 2016/2017 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 4th day of August, 2016.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Cold Springs Improvement District

**Proposed Budget For
Fiscal Year 2016/2017
October 1, 2016 - September 30, 2017**

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PROPOSED BUDGET
COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

| | FISCAL YEAR 2016/2017 BUDGET |
|----------------------------|---|
| REVENUES | |
| Developer Contribution | 1,680 |
| Interest Income | 5 |
| | |
| TOTAL REVENUES | \$ 1,685 |
| | |
| EXPENDITURES | |
| Supervisor Fees | 0 |
| Engineering/Inspections | 0 |
| Management | 1,000 |
| Legal | 0 |
| Insurance | 0 |
| Legal Advertisements | 500 |
| Miscellaneous | 50 |
| Postage | 60 |
| Office Supplies | 75 |
| Dues & Subscriptions | 0 |
| | |
| TOTAL EXPENDITURES | \$ 1,685 |
| | |
| EXCESS/ (SHORTFALL) | \$ - |

DETAILED PROPOSED BUDGET
COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

| | FISCAL YEAR 2014/2015 ACTUAL | FISCAL YEAR 2015/2016 BUDGET | FISCAL YEAR 2016/2017 BUDGET | COMMENTS |
|----------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|
| REVENUES | | | | |
| Developer Contribution | 1,720 | 1,705 | 1,680 | Developer Contribution |
| Interest Income | 2 | 5 | 5 | |
| | | | | |
| TOTAL REVENUES | \$ 1,722 | \$ 1,710 | \$ 1,685 | |
| | | | | |
| EXPENDITURES | | | | |
| Supervisor Fees | 0 | 0 | 0 | |
| Engineering/Inspections | 0 | 0 | 0 | |
| Management | 1,000 | 1,000 | 1,000 | No Change From 2015/2016 Budget |
| Legal | 0 | 0 | 0 | |
| Insurance | 0 | 0 | 0 | |
| Legal Advertisements | 144 | 500 | 500 | No Change From 2015/2016 Budget |
| Miscellaneous | 0 | 75 | 50 | \$25 Decrease From 2015/2016 Budget |
| Postage | 43 | 60 | 60 | No Change From 2015/2016 Budget |
| Office Supplies | 49 | 75 | 75 | No Change From 2015/2016 Budget |
| Dues & Subscriptions | 0 | 0 | 0 | |
| | | | | |
| TOTAL EXPENDITURES | \$ 1,236 | \$ 1,710 | \$ 1,685 | |
| | | | | |
| EXCESS/ (SHORTFALL) | \$ 486 | \$ - | \$ - | |

RESOLUTION NO. 2016-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLD SPRINGS IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2016/2017 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 2016/2017; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2016/2017 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 2016/2017 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 4th day of August, 2016.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE**

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**October 6, 2016
November 3, 2016
December 1, 2016
January 5, 2017
February 2, 2017
March 2, 2017
April 6, 2017
May 4, 2017
June 1, 2017
July 6, 2017
August 3, 2017
September 7, 2017**

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COLD SPRINGS IMPROVEMENT DISTRICT

PUBLISH: OCALA STAR-BANNER 00/00/2016