



**COLD SPRINGS
IMPROVEMENT DISTRICT**

**MARION COUNTY
LANDOWNERS' MEETING &
REGULAR BOARD MEETING
OCTOBER 6, 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

LANDOWNERS' MEETING

October 6, 2016

10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Election of Chair for Landowners Meeting
- E. Election of Secretary for Landowners Meeting
- F. Approval of Minutes
 - 1. October 2, 2014 Landowners' Meeting Minutes.....Page 2
- G. Election of Supervisors
 - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 4
 - 2. Nomination of Candidates
 - 3. Casting of Ballots.....Page 5
 - 4. Ballot Tabulations
 - 5. Certification of the Results
- H. Landowners' Comments
- I. Adjourn



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Ocala Star-Banner

Sept. 16, 2016

Miscellaneous Notices

COLD SPRINGS IMPROVEMENT DISTRICT NOTICE OF LANDOWNERS' MEETING AND FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that a Landowners' Meeting of the Cold Springs Improvement District will be held on October 6, 2016, 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 two (2) 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 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

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 from the district's website or 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.



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COLD SPRINGS IMPROVEMENT DISTRICT
LANDOWNERS' MEETING
OCTOBER 2, 2014

A. CALL TO ORDER

District Manager Peter L. Pimentel called the October 2, 2014, Landowners' Meeting of the Cold Springs Improvement District to order at 10:00 a.m. in the Conference Room at 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 Landowners' Meeting was published in *The Ocala Star Banner* on September 5th and September 12, 2014, as legally required.

C. ESTABLISH QUORUM

Mr. Steven H. Gray presented a duly executed proxy designating to him the right to represent 4,556 votes. The original of said proxy is contained in the files of the District.

Also present were: Mr. Timothy Haines and Ms. Brenda Bibb. District Manager Peter L. Pimentel of Special District Services, Inc. was in attendance via telephone.

D. ELECTION OF CHAIR FOR LANDOWNERS' MEETING

Mr. Pimentel indicated that it was in order to elect a Chairman for the Landowners' Meeting.

Mr. Steven H. Gray elected himself Chairman for the Landowners' Meeting.

E. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

Mr. Pimentel indicated that it was in order to elect a Secretary for the Landowners' Meeting.

Mr. Peter L. Pimentel was elected Secretary for the Landowners' Meeting.

F. APPROVAL OF MINUTES

Mr. Pimentel asked if there were any additions or corrections to the Landowners' Meeting minutes of October 4, 2012.

There being none, Chairman Gray declared the minutes approved.

COLD SPRINGS IMPROVEMENT DISTRICT
LANDOWNERS' MEETING
OCTOBER 2, 2014

G. ELECTION OF SUPERVISORS

1. Determine Number of Voting Units Represented or Assigned by Proxy

It was determined that there were 4,556 voting units represented at the Landowners' Meeting.

2. Nomination for Supervisors

Mr. Gray nominated himself and Timothy Haines as candidates for the District Board of Supervisors.

3. Casting of Ballots

Mr. Gray cast 2,556 votes for Steven Gray and 2000 votes for Timothy Haines.

4. Ballot Tabulations and Results

Mr. Pimentel stated that the 2,556 votes for Steven Gray and the 2,000 votes Timothy Haines resulted in both being elected as Members of the Board of Supervisors for the Cold Springs Improvement District, with each being elected to a four (4) year term of office.

H. BOARD MEMBER COMMENTS

There were no comments from Members of the Board.

I. ADJOURN

Chairman Gray declared the meeting adjourned at 10:05 a.m.

Chairman

Secretary

**LANDOWNER PROXY
COLD SPRINGS IMPROVEMENT DISTRICT
LANDOWNERS' MEETING**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Cold Springs Improvement District to be held on October 6, 2016 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, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may be legally considered at said meeting.

This proxy is to continue in full force and effect from the hereof until the conclusion of the above noted landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description*

of Acres

* Insert in the space above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. [If more space is needed, identification of Parcels owned may be incorporated by reference to an attachment hereto.]

Pursuant to section 190.006(2) (b), Florida Statutes (2016), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

TOTAL NUMBER OF AUTHORIZED VOTES: _____

Please note that each eligible acre of land or fraction thereof is entitled to only one vote, for example, a husband and wife are together entitled to only one vote per their residence if it is located on one acre or less of real property.

If the Legal Owner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g. bylaws, corporate resolution, etc.)

BALLOT

BALLOT # _____

**COLD SPRINGS
IMPROVEMENT DISTRICT
LANDOWNERS' MEETING**

ELECTION OF BOARD SUPERVISORS

October 6, 2016

The undersigned certifies that he/she is the owner (____) or duly authorized **representative of lawful proxy of an owner** (____) of land in the **Cold Springs Improvement District**, constituting _____ acre(s) and hereby casts up to the corresponding number of his/her vote(s) for the following candidate/candidates to hold the above-named open position:

Name of Candidate

Number of Votes

Signature: _____

Printed Name: _____

Street Address or Tax Parcel Id Number for your Real Property:

AGENDA
COLD SPRINGS IMPROVEMENT DISTRICT
Gray, Ackerman & Haines, P.A.
125 NE First Avenue, Suite 1
Ocala, Florida 34470
REGULAR BOARD MEETING
October 6, 2016
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 7
- C. Seat New Board Members
- D. Administer Oath of Office & Review Board Member Responsibilities and Duties
- E. Establish Quorum
- F. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. August 4, 2016 Regular Board Meeting.....Page 8
- J. New Business
 - 1. Consider Resolution No. 2016-04 – Electronic Approval Process and Authorized Signatories...Page 11
- K. Old Business
- L. Administrative Matters
- M. Board Members Comments
- N. Adjourn



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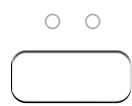
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COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 4, 2016

A. CALL TO ORDER

District Manager Peter L. Pimentel called the August 4, 2016, Regular Board Meeting of the Cold Springs Improvement District to order at 10:07 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 21, 2015 as part of the District's 2015/2016 Fiscal Year Regular Meeting Schedule, as legally required.

C. ESTABLISH QUORUM

It was determined that the attendance of Supervisors Steve Gray, 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. September 3, 2015, Regular Board Meeting

Mr. Pimentel asked if there were any corrections or additions to the September 3, 2015, Regular Board Meeting minutes.

A **motion** was made by Ms. Bibb, seconded by Mr. Ackerman and unanimously passed to approve the September 3, 2015, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

There were no Old Business items to address.

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 4, 2016

H. NEW BUSINESS

1. Consider Resolution No. 2016-01 – Adopting a Revised Fiscal Year 2015/2016 Annual Budget

Mr. Pimentel presented and reviewed Resolution No. 2016-01, entitled:

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

A **motion** was made by Ms. Bibb, seconded by Mr. Ackerman and unanimously passed to adopt Resolution No. 2016-01, as presented.

2. Consider Resolution No. 2016-02 – Adopting a Fiscal Year 2016/2017 Annual Budget

Mr. Pimentel presented and reviewed Resolution No. 2016-02, entitled:

RESOLUTION NO. 2016-02

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

A **motion** was made by Ms. Bibb, seconded by Mr. Ackerman and unanimously passed to adopt Resolution No. 2016-02, as presented.

3. Consider Resolution No. 2016-03 – Setting the Fiscal Year 2016/2017 Regular Meeting Schedule and Location

Mr. Pimentel presented and reviewed Resolution No. 2016-03, entitled:

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.

A **motion** was made by Ms. Bibb, seconded by Mr. Ackerman and unanimously passed to adopt Resolution No. 2016-03, which schedules a Regular Meeting on the first

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 4, 2016

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

Mr. Pimentel announced the Landowners' Meeting is scheduled for October 6, 2016,
noting that the terms of Ms. Bibb and Mr. Ackerman expire at that time.

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 Ms.
Bibb, seconded by Mr. Ackerman and unanimously passed to adjourn the meeting at
10:12 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2016-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLD SPRINGS IMPROVEMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Cold Springs Improvement District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

WHEREAS, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

WHEREAS, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Peter Pimentel and _____ to serve as the signatories, as required, on the District checking/operating account; and

WHEREAS, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

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

Section 1. The above recitals are hereby adopted.

Section 2. Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

Section 3. When necessary to write checks, the signatures of two (2) of the six (6) signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

PASSED, ADOPTED and becomes EFFECTIVE this 6th day of October, 2016.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson