



**COLD SPRINGS
IMPROVEMENT DISTRICT**

**MARION COUNTY
REGULAR BOARD MEETING
SEPTEMBER 7, 2017
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 7, 2017
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 6, 2016 Regular Board Meeting.....Page 2
- G. New Business
 - 1. Consider Resolution No. 2017-01 – Adopting a Fiscal Year 2017/2018 Final Budget.....Page 5
 - 2. Consider Resolution No. 2017-02 – Adopting a Fiscal Year 2016/2017 Amended Budget.....Page 10
 - 3. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 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, [Signature] 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

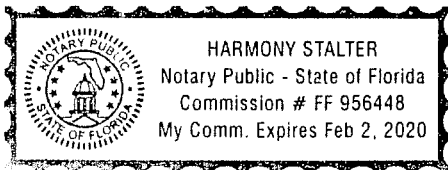
COLD SPRINGS IMPROVEMENT DISTRICT NOTICE OF LANDOWNERS MEETING AND FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that a Landowners Meeting of the Cold Springs Improvement District will be held on October 6, 2016, at 10:00 a.m., o

was published in said newspaper in the issues of:

9/9 1x, s9/16 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 19 day of September, A.D., 2016



[Signature]
Notary Public
HARMONY STALTER
(Print, Type or Stamp Name of Notary Public)

Ad #: A000896011

**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 33470, 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.

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.

Meetings may be cancelled from time to time without advertised notice.

COLD SPRINGS IMPROVEMENT DISTRICT
www.coldspringsid.org

September 9, 16, 2016
#A000896011

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 6, 2016

A. CALL TO ORDER

District Manager Peter L. Pimentel called the October 6, 2016, 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 16, 2016, 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, Ms. Brenda Bibb and Mr. Bryce Ackerman 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

Ms. Bibb and Mr. Ackerman executed their respective Oaths of Office which were duly notarized.

E. ESTABLISH QUORUM

It was determined that the attendance of Supervisors Steven Gray, Bryce Ackerman 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 6, 2016

A **motion** was made by Mr. Ackerman, seconded by Ms. Bibb 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 4, 2016, Regular Board Meeting

Mr. Pimentel asked if there were any corrections or additions to the August 4, 2016, Regular Board Meeting minutes.

A **motion** was made by Mr. Ackerman, seconded by Ms. Bibb and unanimously passed to approve the August 4, 2016, Regular Board Meeting minutes, as presented.

I. OLD BUSINESS

There were no Old Business items to address.

J. NEW BUSINESS

1. Consider Resolution No. 2016-04

Mr. Pimentel presented and reviewed Resolution No. 2016-04, entitled:

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 6, 2016

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.

A **motion** was made by Mr. Ackerman, seconded by Ms. Bibb and unanimously passed to adopt Resolution No. 2016-04, as presented.

K. ADMINISTRATIVE MATTERS

There were no Administrative Matters to address.

L. BOARD MEMBER COMMENTS

Chairman Gray reported that there is discussion underway regarding the de-annexation of a road right of way that was included within the District when it was created. There is no intent for the District to utilize the right of way and Chairman Gray requested authorization to take whatever action is necessary to implement the de-annexation if and when a formal request is made.

A **motion** was made by Mr. Ackerman, seconded by Ms. Bibb and unanimously passed to authorize the Chairman to take whatever action is necessary to implement the de-annexation if and when a formal request is made.

M. ADJOURN

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

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2017-01

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT
ADOPTING A FISCAL YEAR 2017/2018 BUDGET.**

WHEREAS, the Board of Supervisors of the Cold Springs Improvement District (“District”), has prepared a proposed Budget for Fiscal Year 2017/2018; and,

WHEREAS, at a duly advertised meeting, the Board considered the proposed Budget for Fiscal Year 2017/2018.

**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 2017/2018 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 7th day of September, 2017.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Cold Springs Improvement District

**Final Budget For
Fiscal Year 2017/2018
October 1, 2017 - September 30, 2018**

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- I FINAL BUDGET
- II DETAILED FINAL BUDGET

FINAL BUDGET
COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 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 FINAL BUDGET
COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
REVENUES				
Developer Contribution	1,705	1,680	1,680	Developer Contribution
Interest Income	3	5	5	
TOTAL REVENUES	\$ 1,708	\$ 1,685	\$ 1,685	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	0	0	0	
Management	1,000	1,000	1,000	No Change From 2016/2017 Budget
Legal	0	0	0	
Insurance	0	0	0	
Legal Advertisements	421	500	500	No Change From 2016/2017 Budget
Miscellaneous	9	50	50	No Change From 2016/2017 Budget
Postage	33	60	60	No Change From 2016/2017 Budget
Office Supplies	57	75	75	No Change From 2016/2017 Budget
Dues & Subscriptions	0	0	0	
TOTAL EXPENDITURES	\$ 1,520	\$ 1,685	\$ 1,685	
EXCESS/ (SHORTFALL)	\$ 188	\$ -	\$ -	

RESOLUTION NO. 2017-02

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT
ADOPTING A REVISED FISCAL YEAR 2016/2017 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 2016/2017 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 2016/2017 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 7th day of September, 2017.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Cold Springs Improvement District

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

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

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 7/31/17
REVENUES			
Developer Contribution	1,680	1,680	0
Interest Income	5	5	1
Total Revenues	\$ 1,685	\$ 1,685	\$ 1
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	50	50	0
Postage	60	60	0
Office Supplies	75	75	0
Dues & Subscriptions	0	0	0
Total Expenditures	\$ 1,685	\$ 1,685	\$ -
Net Excess/ (Shortfall)	\$ -	\$ -	\$ 1

Fund Balance As Of 9/30/2016
Projected FY 2016/2017 Activity
Projected Fund Balance As Of 9/30/2017

\$1,904
\$0
\$1,904

RESOLUTION NO. 2017-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLD SPRINGS IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 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 2017/2018; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2017/2018 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 2017/2018 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 7th day of September, 2017.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEAR 2017/2018 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 5, 2017
November 2, 2017
December 7, 2017
January 4, 2018
February 1, 2018
March 1, 2018
April 5, 2018
May 3, 2018
June 7, 2018
July 5, 2018
August 2, 2018
September 6, 2018**

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.

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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 00/00/2017