



**COLD SPRINGS  
IMPROVEMENT DISTRICT**

**MARION COUNTY  
LANDOWNERS' MEETING &  
REGULAR BOARD MEETING  
OCTOBER 4, 2018  
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 4, 2018

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 6, 2016 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

# 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

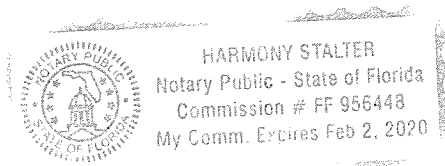
**COLD SPRINGS IMPROVEMENT DISTRICT NOTICE OF LANDOWNERS MEETING AND FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE**  
*NOTICE IS HEREBY GIVEN that a Landowners Meeting of the Cold Springs Improvement District will be held on October 4, 2018, at 10:00 a.m.,*

was published in said newspaper in the issues of:

9/7 1x, s9/14 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 14 day of September, A.D., 2018



[Signature]  
Notary Public  
**HARMONY STALTER**

(Print, Type or Stamp Name of Notary Public)

Ad #: A000940026

## COLD SPRINGS IMPROVEMENT DISTRICT NOTICE OF LANDOWNERS' MEETING AND FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that a Landowners' Meeting of the Cold Springs Improvement District will be held on **October 4, 2018, 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 4, 2018
- November 1, 2018
- December 6, 2018
- January 3, 2019
- February 7, 2019
- March 7, 2019
- April 4, 2019
- May 2, 2019
- June 6, 2019
- July 11, 2019

- August 1, 2019
- September 5, 2019

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](http://www.coldspringsid.org)

September 7, 14, 2018  
#A000940026

COLD SPRINGS IMPROVEMENT DISTRICT  
LANDOWNERS' MEETING  
OCTOBER 6, 2016

**A. CALL TO ORDER**

District Manager Peter L. Pimentel called the October 6, 2016, 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 16, 2016, 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. Bryce Ackerman 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 2, 2014.

There being none, Chairman Gray declared the minutes approved.

COLD SPRINGS IMPROVEMENT DISTRICT  
LANDOWNERS' MEETING  
OCTOBER 6, 2016

**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 Brenda Bibb and Bryce Ackerman as candidates for the District Board of Supervisors.

**3. Casting of Ballots**

Mr. Gray cast 2,278 votes for Brenda Bibb and 2,278 votes for Bryce Ackerman.

**4. Ballot Tabulations and Results**

Mr. Pimentel stated that the 2,278 votes for Brenda Bibb and the 2,278 votes Bryce Ackerman 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 4, 2018 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 (2018), 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 4, 2018**

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 4, 2018  
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 2, 2018 Regular Board Meeting.....Page 8
- J. New Business
- K. Old Business
- L. Administrative Matters
- M. Board Members Comments
- N. 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

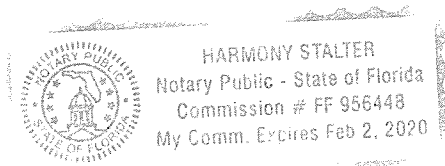
**COLD SPRINGS IMPROVEMENT DISTRICT NOTICE OF LANDOWNERS MEETING AND FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE**  
*NOTICE IS HEREBY GIVEN that a Landowners Meeting of the Cold Springs Improvement District will be held on October 4, 2018, at 10:00 a.m.,*

was published in said newspaper in the issues of:

9/7 1x, s9/14 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 14 day of September, A.D., 20 18



[Signature]  
Notary Public  
**HARMONY STALTER**

(Print, Type or Stamp Name of Notary Public)

Ad #: A000940026

## COLD SPRINGS IMPROVEMENT DISTRICT NOTICE OF LANDOWNERS' MEETING AND FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that a Landowners' Meeting of the Cold Springs Improvement District will be held on **October 4, 2018, 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 4, 2018
- November 1, 2018
- December 6, 2018
- January 3, 2019
- February 7, 2019
- March 7, 2019
- April 4, 2019
- May 2, 2019
- June 6, 2019
- July 11, 2019

- August 1, 2019
- September 5, 2019

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](http://www.coldspringsid.org)

September 7, 14, 2018  
#A000940026

COLD SPRINGS IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
AUGUST 2, 2018

**A. CALL TO ORDER**

District Manager Peter L. Pimentel called the August 2, 2018, 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 20, 2017, as part of the District's 2017/2018 Fiscal Year Regular Meeting Schedule, as legally required.

**C. 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.

**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**

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

**F. APPROVAL OF MINUTES**

**1. September 7, 2017, Regular Board Meeting**

Mr. Pimentel asked if there were any corrections or additions to the September 7, 2017, Regular Board Meeting minutes.

A **motion** was made by Mr. Ackerman, seconded by Ms. Bibb and unanimously passed to approve the September 7, 2017, 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 2, 2018

**H. NEW BUSINESS**

**1. Consider Resolution No. 2018-01**

Mr. Pimentel presented and reviewed Resolution No. 2018-01, entitled:

**RESOLUTION NO. 2018-01**

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT ADOPTING A FISCAL YEAR 2018/2019 BUDGET.**

A **motion** was made by Mr. Ackerman, seconded by Mr. Haines and unanimously passed to adopt Resolution No. 2018-01, as presented.

**2. Consider Resolution No. 2018-02**

Mr. Pimentel presented and reviewed Resolution No. 2018-02, entitled:

**RESOLUTION NO. 2018-02**

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT ADOPTING A REVISED FISCAL YEAR 2017/2018 BUDGET AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Bibb, seconded by Mr. Ackerman and unanimously passed to adopt Resolution No. 2018-02, as presented.

**3. Consider Resolution No. 2018-03**

Mr. Pimentel presented and reviewed Resolution No. 2018-03, entitled:

**RESOLUTION NO. 2018-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLD SPRINGS IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2018/2019 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. 2018-03, as presented.

COLD SPRINGS IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
AUGUST 2, 2018

**I. ADMINISTRATIVE MATTERS**

Mr. Pimentel announced that the terms of Mr. Gray and Mr. Haines expire in October, 2018 and suggested that October 4, 2018 be set as the date for Annual Landowners meeting to re-elect Board members. The consensus of the Board was to set October 4, 2018 as the date for the Annual Landowners meeting.

**J. BOARD MEMBER COMMENTS**

Chairman Gray presented a brief update of development activity in the Ocala area.

**K. 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 10:11 a.m.

---

Secretary/Assistant Secretary

---

Chair/Vice-Chair