



**COLD SPRINGS
IMPROVEMENT DISTRICT**

**MARION COUNTY
LANDOWNERS' MEETING &
REGULAR BOARD MEETING
OCTOBER 1, 2026
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.
211 N.W. 3rd Street
Ocala, Florida 34475
To Call In: 800 743 4099 Access Code 0292931
LANDOWNERS' MEETING
October 1, 2026
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 17, 2024 Landowners' Meeting Minutes.....Page 2
- G. Election of Supervisors
 - 1. Determine Number of Voting Units Represented or Assigned by Proxy.....Page 5
 - 2. Nomination of Candidates
 - 3. Casting of Ballots.....Page 6
 - 4. Ballot Tabulations
 - 5. Certification of the Results
- H. Landowners' Comments
- I. Adjourn

Publication Date
2026-09-11

Subcategory
Miscellaneous Notices

COLD SPRINGS IMPROVEMENT DISTRICT
NOTICE OF LANDOWNERS MEETING
AND

FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that a Landowners Meeting of the Cold Springs Improvement District will be held on October 1, 2026, at 10:00 a.m., or as soon thereafter as can be heard, in the offices of Gray, Ackerman & Haines, P.A. located at 211 NW 3rd Street, Ocala, Florida 33475.

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 211 NW 3rd Street, Ocala, Florida 33475, on the following dates:

October 1, 2026

November 5, 2026

December 3, 2026

January 7, 2027

February 4, 2027

March 4, 2027

April 1, 2027

May 6, 2027

June 3, 2027

July 8, 2027

August 5, 2027

September 2, 2027

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 Districts 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 ensure 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

09.04.26

COLD SPRINGS IMPROVEMENT DISTRICT
LANDOWNERS' MEETING
OCTOBER 17, 2024

A. CALL TO ORDER

District Manager Andrew Karmeris called the October 17, 2024, Landowners' Meeting of the Cold Springs Improvement District to order at 10:00 a.m. in the Conference Room of Gray, Ackerman & Haines, P.A., 211 N.W. 3rd Street, Ocala, Florida 34475

B. PROOF OF PUBLICATION

Mr. Karmeris presented proof of publication that notice of the Landowners' Meeting was published in *The Ocala Star Banner* on September 27, 2024, as legally required.

C. ESTABLISH QUORUM

Mr. Neil Kalin presented a duly executed proxy designating to him the right to represent 100 votes from Gissy Warm Springs Ranch, LLC. The original of said proxy is contained in the files of the District.

In addition to Mr. Kalin attending in person, District Managers Andrew Karmeris and Peter L. Pimentel of Special District Services, Inc. were in attendance via telephone.

D. ELECTION OF CHAIR FOR LANDOWNERS' MEETING

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

Mr. Kalin elected himself Chairman for the Landowners' Meeting.

E. ELECTION OF SECRETARY FOR LANDOWNERS' MEETING

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

Mr. Kalin elected Mr. Karmeris as Secretary for the Landowners' Meeting.

F. APPROVAL OF MINUTES

Mr. Karmeris asked if there were any additions or corrections to the Landowners' Meeting minutes of October 1, 2020.

There being none, Chairman Kalin declared the minutes approved as presented.

G. ELECTION OF SUPERVISORS

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

It was determined that there were 100 voting units represented at the Landowners' Meeting.

2. Nomination for Supervisors

Chairman Kalin nominated the following candidates for the District Board of Supervisors:

Seat 1 – Kate Saft
Seat 2 - Timothy Haines
Seat 3 - Laurie A. “Chip” Yonge
Seat 4 - Chuck A. Pigeon
Seat 5 - Neil Kalin

There being no further nominations, Chairman Kalin declared the nomination portion of the meeting closed.

It was noted that Seats 1, 2 and 4 are for 2-year terms because the occupants of these seats were being filled by extending the terms of the previous Board Members until this election. In 2026, these three seats will have 4-year terms.

3. Casting of Ballots

Chairman Kalin cast 95 votes for the following:

Seat 1 – Kate Saft
Seat 2 - Timothy Haines
Seat 4 - Chuck A. Pigeon

Chairman Kalin cast 98 votes for the following:

Seat 3 - Laurie A. “Chip” Yonge
Seat 5 - Neil Kalin

4. Ballot Tabulations and Results

Mr. Karmeris stated that the 95 votes for Kate Saft, Timothy Haines and Chuck Pigeon resulted in them being elected as members of the Board of Supervisors of the Cold Springs Improvement District, with each being elected to a two (2) year term of office.

He further stated that the 98 votes for Laurie Yonge and Neil Kalin resulted in them being elected as members of the Board of Supervisors of the Cold Springs Improvement District, with each being elected to a four (4) year term of office.

Chairman Kalin declared the results of the election final and certified.

H. LANDOWNER/PROXY HOLDER COMMENTS

There were no comments from Landowners or Proxy Holders.

I. ADJOURN

Chairman Kalin declared the meeting adjourned at 10:07 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 1, 2026 at 10:00 a.m. in the offices of Gray, Ackerman & Haines, P.A., located at 211 N.W. 3rd Street, Ocala, Florida 34475, 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 (2026), 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 1, 2026

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.
211 N.W. 3rd Street
Ocala, Florida 34475

To Call In: 800 743 4099 Access Code 0292931

REGULAR BOARD MEETING

October 1, 2026
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 8
- 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. September 3, 2026 Regular Board Meeting Minutes.....Page 9
- J. Old Business
- K. New Business
- L. Administrative Matters
- M. Board Member Comments
- N. Adjourn

Publication Date
2026-09-11

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COLD SPRINGS IMPROVEMENT DISTRICT

www.coldspringsid.org

09.09.26

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 3, 2026

A. CALL TO ORDER

District Manager Michael McElligott, via phone, called the September 3, 2026, Regular Board Meeting of the Cold Springs Improvement District to order at 10:07 a.m.

B. PROOF OF PUBLICATION

Proof of publication was presented noting that the notice of the Regular Board Meeting was published in the *Star Banner* on September 10, 2025, as legally required.

C. ESTABLISH QUORUM

It was determined that the attendance of Timothy Haines, Neil Kalin, Chip Yonge and Chuck Pigeon constituted a quorum, and that it was in order to proceed with the meeting.

Also in attendance via telephone was District Manager Peter L. Pimentel of Special District Services, Inc., via phone, and Mr. Shawn Riordan.

E. ELECTION OF OFFICERS

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. McElligott asked if we could rename New Business item 5 to “Consider Slate of Officers”. There was no objections from the Board.

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

There were no comments from the Public.

F. APPROVAL OF MINUTES

1. AUGUST 7, 2025, REGULAR BOARD MEETING MINUTES

Mr. McElligott asked if there were any corrections to the August 7, 2025, Regular Board Meeting minutes. There were none.

A **motion** was made by Mr. Kalin, seconded by Mr. Haines and **unanimously passed** to approve the August 7, 2025, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 3, 2026

There was no old business.

H. NEW BUSINESS

1. Consider Resolution No. 2026- 01

Mr. Karmeris presented and reviewed Resolution No. 2026-01, entitled:

RESOLUTION NO. 2026-01

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT
DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET**

Mr. McElligott noted that the budget is to cover the basic operation of the District. In the event the District increases its activity, the Board may need to revise the Budget to reflect a more active role.

A **motion** was made by Mr. Kalin, seconded by Mr. Haines and **unanimously passed** to adopt Resolution No. 2026-01, as presented.

2. Consider Resolution No. 2026-02

Mr. McElligott presented and reviewed Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLD
SPRINGS IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR
MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING
THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND
PROVIDING AN EFFECTIVE DATE.**

There was a comment that the zip code had a typo. Mr. McElligott said he would have it corrected prior to running the advertisement. A **motion** was made by Mr. Kalin, seconded by Mr. Haines and unanimously passed to adopt Resolution No. 2026-02, as amended.

3. Consider Resolution No. 2026-03

Mr. McElligott presented and reviewed Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT
DISTRICT ADOPTING A REVISED FISCAL YEAR**

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 3, 2026

**2025/2026 BUDGET AND PROVIDING AN EFFECTIVE
DATE.**

A **motion** was made by Mr. Kalin, seconded by Mr. Haines, and **unanimously passed** to adopt Resolution No. 2026-03, as presented.

4. Consider Appointment of New Board Member

Mr. McElligott stated that currently Seat 1 is vacant.

A **motion** was made by Mr. Kalin, seconded by Mr. Haines, and **unanimously passed** to appoint Mr. Shawn Riordan to the vacant Seat 1.

Ms. Beverly Hernandez, a notary public, administered the oath of office there in person. Mr. McElligott then went over some of the supervisor rules and responsibilities, including, but not limited to, the Sunshine Law, Conflicts of Interest, and required Financial Disclosures and Ethics Training.

5. Consider Slate of Officers

Mr. McElligott stated that we have a new Board Member, and since he, Mr. McElligott is going to take over from Andrew Karmeris for SDS, it is in order to consider the slate of officers. The following recommended slate is the same as the current slate with just those few changes mentioned:

Chairman:	Timothy Haines
Vice Chair:	Laurie A Yonge
Assistant Secretary:	Chuck Pigeon
Assistant Secretary:	Neil Kalin
Assistant Secretary:	Shawn Riordan
Secretary:	Michael McElligott
Treasurer:	Michael McElligott
Assistant Secretary:	Todd Wodraska
Assistant Treasurer:	Todd Wodraska

A **motion** was made by Mr. Yonge, seconded by Mr. Kalin and **unanimously passed** to adopt the slate of officers, as presented.

I. ADMINISTRATIVE MATTERS

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 3, 2026

Mr. McElligott announced the Landowners Meeting scheduled for October 1, 2026. Mr. Pimentel went over potential seats up for election.

J. BOARD MEMBER COMMENTS

There were no other Board Member comments.

K. ADJOURN

A **motion** was made by Mrs. Haines, seconded by Mr. Kalin and **unanimously passed** to adjourn at 10:38 am.

Secretary/Assistant Secretary

Chair/Vice-Chair