



**COLD SPRINGS
IMPROVEMENT DISTRICT**

**MARION COUNTY
REGULAR BOARD MEETING
SEPTEMBER 1, 2022
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: 877 402 9753 Access Code 4411919

REGULAR BOARD MEETING

September 1, 2022
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 1, 2020 Regular Board Meeting Minutes.....Page 2
 - 2. September 23, 2021 Regular Board Meeting Minutes.....Page 5
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 10
 - 2. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Meeting Schedule....Page 15
 - 3. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2020/2021 Amended Budget.....Page 17
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Cold Springs Imprvmnt-330
Cold Springs Imprvmnt-330
2501 BURNS ROAD
STE A
PALM BEACH GARDENS FL 33410

STATE OF FLORIDA, COUNTY OF MARION

The Star Banner, a newspaper printed and published in the city of Ocala, and of general circulation in the County of Marion, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

09/27/2021

and that the fees charged are legal.
Sworn to and subscribed before on 09/27/2021

Legal Clerk

Notary, State of WI, County of Brown

My commision expires

Publication Cost: \$187.58

Order No: 6330765

Customer No: 533733

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

COLD SPRINGS IMPROVEMENT DISTRICT FISCAL YEAR 2021/2022 REGU- LAR 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 3, Ocala, Florida 34470, on the following dates:

October 7, 2021
November 4, 2021
December 2, 2021
January 6, 2022
February 3, 2022
March 3, 2022
April 7, 2022
May 5, 2022
June 2, 2022
July 7, 2022
August 4, 2022
September 1, 2022

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 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
Sept. 27, 2021 #6330765



COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 1, 2020

A. CALL TO ORDER

District Manager Peter L. Pimentel called the October 1, 2020, Regular Board Meeting of the Cold Springs Improvement District to order at 10:05 a.m. via telephone Conference Call pursuant to State of Florida Executive Order 20-246, stemming from the COVID-19 pandemic, which authorized the use of communications media technology for conducting local government entity meetings.

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 11, 2020 and September 18, 2020, 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.

D. ADMINISTER OATHS OF OFFICE

Ms. Brenda Bibb and Mr. Bryce 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 (via telephone) and Brenda Bibb constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were District Managers Peter L. Pimentel and Andrew Karmeris of Special District Services, Inc. via telephone.

F. 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.

A **motion** was made by Mr. Gray, seconded by Ms. Bibb and unanimously passed to elect the same slate of officers as currently exists. They are as follows:

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 1, 2020

Chairman - Steven Gray
Vice Chairman – Timothy Haines
Secretary/Treasures- Peter L. Pimentel
Assistant Secretary – Brenda Bibb
Assistant Secretary – Bryce Ackerman

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the Agenda.

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

There were no comments from the Public.

I. APPROVAL OF MINUTES

1. AUGUST 6, 2020 REGULAR BOARD MEETING MINUTES

Mr. Pimentel asked if there were any corrections or additions to the August 6, 2020, Regular Board Meeting minutes.

A motion was made by Ms. Bibb, seconded by Mr. Ackerman and unanimously passed to approve the August 6, 2020, Regular Board Meeting minutes, as presented.

J. OLD BUSINESS

There was no Old Business.

K. NEW BUSINESS

There was no New Business.

L. ADMINISTRATIVE MATTERS

There were no Administrative matters.

M. BOARD MEMBERS COMMENTS

There were no Board Members Comments.

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 1, 2020

H. 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 10:07 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 1, 2022

A. CALL TO ORDER

District Manager Andrew Karmaris called the September 1, 2022, Regular Board Meeting of the Cold Springs Improvement District to order at 10:31 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 27, 2021, as legally required.

C. ESTABLISH QUORUM

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

Also in attendance via telephone were District Managers Andrew Karmeris and Peter L. Pimentel of Special District Services, Inc.

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.

F. APPROVAL OF MINUTES

1. OCTOBER 1, 2020, REGULAR BOARD MEETING MINUTES

Mr. Karmeris asked if there were any corrections to the October 1, 2020, Regular Board Meeting minutes.

A motion was made by Mr. Kalin, seconded by Mr. Yonge and unanimously passed to approve the October 1, 2020, Regular Board Meeting minutes, as presented.

2. SEPTEMBER 23, 2021, REGULAR BOARD MEETING MINUTES

Mr. Karmeris asked if there were any corrections to the September 23, 2021, Regular Board Meeting minutes.

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 1, 2022

A motion was made by Mr. Kalin, seconded by Mr. Yonge and unanimously passed to approve the September 23, 2021, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

There was no old business.

H. NEW BUSINESS

1. Consider Resolution No. 2022- 01

Mr. Karmeris presented and reviewed Resolution No. 2022-01, entitled:

RESOLUTION NO. 2022-01

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT
DISTRICT ADOPTING A FISCAL YEAR 2022/2023 BUDGET**

A **motion** was made by Mr. Yonge, seconded by Mr. Pigeon and unanimously passed to adopt Resolution No. 2022-01, as presented.

2. Consider Resolution No. 2022-02

Mr. Karmeris presented and reviewed Resolution No. 2022-02, entitled:

RESOLUTION NO. 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE COLD SPRINGS IMPROVEMENT DISTRICT,
ESTABLISHING A REGULAR MEETING SCHEDULE FOR
FISCAL YEAR 2022/2023 AND SETTING THE TIME AND
LOCATION OF SAID DISTRICT MEETINGS; AND
PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Kalin, seconded by Mr. Yonge and unanimously passed to adopt Resolution No. 2022-02, as amended.

3. Consider Resolution No. 2022-03

Mr. Karmeris presented and reviewed Resolution No. 2022-03, entitled:

RESOLUTION NO. 2022-03

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

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 1, 2022

**2021/2022 BUDGET AND PROVIDING AN EFFECTIVE
DATE.**

A **motion** was made by Mr. Pigeon, seconded by Mr. Kalin and unanimously passed to adopt Resolution No. 2022-03, as presented.

I. ADMINISTRATIVE MATTERS

Mr. Pimentel reported that there has been two large purchases of land within the District and that he has been in contact with the attorneys representing the two new landowners. They are in agreement to continue the District into the next fiscal year, during which time the new landowners will evaluate the need to keep the District in existence.

Mr. Kalin raised the question as to whether the new landowners want to replace the existing Board members. Mr. Pimentel replied that the special act requires a landowner's meeting in October and that he would be discussing this with the attorneys.

The four Board members in attendance indicated that they would be willing to continue serving if that is the wishes of the landowners. Chairman Haines offered the use of his conference room for future meetings.

J. BOARD MEMBERS COMMENTS

There were no Board Members Comments.

K. ADJOURN

There being no further business to come before the Board, a **motion** was made by Mr. Haines, seconded by Mr. Kalin and unanimously passed to adjourn the meeting at 10:43 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2022-01

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT
ADOPTING A FISCAL YEAR 2021/2022 BUDGET.**

WHEREAS, the Board of Supervisors of the Cold Springs Improvement District (“District”), has prepared a proposed Budget for Fiscal Year 2022/2023; and,

WHEREAS, at a duly advertised meeting, the Board considered the proposed Budget for Fiscal Year 2022/2023.

**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 2022/2023 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 1st day of September, 2022.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Cold Springs Improvement District

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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FINAL BUDGET
COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 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 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Developer Contribution	1,680	1,680	1,680	Developer Contribution
Interest Income	3	5	5	
TOTAL REVENUES	\$ 1,683	\$ 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 2021/2022 Budget
Legal	0	0	0	
Insurance	0	0	0	
Legal Advertisements	486	500	500	No Change From 2021/2022 Budget
Miscellaneous	0	50	50	No Change From 2021/2022 Budget
Postage	54	60	60	No Change From 2021/2022 Budget
Office Supplies	12	75	75	No Change From 2021/2022 Budget
Dues & Subscriptions	0	0	0	
TOTAL EXPENDITURES	\$ 1,552	\$ 1,685	\$ 1,685	
EXCESS/ (SHORTFALL)	\$ 131	\$ -	\$ -	

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLD SPRINGS IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 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 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 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 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 1st day of September, 2022.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEAR 2022/2023 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 211 N.W. 3rd Street, Ocala, Florida 34475, on the following dates:

**October 6, 2022
November 3, 2022
December 1, 2022
January 5, 2023
February 2, 2023
March 2, 2023
April 6, 2023
May 4, 2023
June 1, 2023
July 6, 2023
August 3, 2023
September 7, 2023**

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 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

PUBLISH: OCALA STAR-BANNER 00/00/22

RESOLUTION NO. 2022-03

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT
ADOPTING A REVISED FISCAL YEAR 2021/2022 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 2021/2022 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 2021/2022 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 1st day of September, 2022.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Cold Springs Improvement District

**Amended Final Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

AMENDED FINAL BUDGET
COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 7/31/22
REVENUES			
Developer Contribution	1,680	1,680	0
Interest Income	5	5	3
Total Revenues	\$ 1,685	\$ 1,685	\$ 3
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)	\$ -	\$ -	\$ 3

Fund Balance As Of 9/30/2021
Projected FY 2021/2022 Activity
Projected Fund Balance As Of 9/30/2022

\$1,694
\$0
\$1,694