



**COLD SPRINGS
IMPROVEMENT DISTRICT**

**MARION COUNTY
REGULAR BOARD MEETING
SEPTEMBER 7, 2023
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: 877 873 8017 Access Code 9758310

REGULAR BOARD MEETING

September 7, 2023
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. September 1, 2022 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Final Budget.....Page 5
 - 2. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2022/2023 & 2023/2024 Meeting Schedule.....Page 10
 - 3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2022/2023 Amended Budget.....Page 12
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

Publication Date
2023-08-30

Subcategory
Miscellaneous Notices

COLD SPRINGS IMPROVEMENT DISTRICT

FISCAL YEARS 2022/2023 & 2023/2024 REGULAR MEETING SCHEDULES

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:

September 7, 2023

October 5, 2023

November 2, 2023

December 7, 2023

January 4, 2024

February 1, 2024

March 7, 2024

April 4, 2024

May 2, 2024

June 6, 2024

July 11, 2024

August 1, 2024

September 5, 2024

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 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

August 30, 2023 9212171

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 1, 2022

A. CALL TO ORDER

District Manager Andrew Karmeris 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. 2023-01

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT
ADOPTING A FISCAL YEAR 2023/2024 BUDGET.**

WHEREAS, the Board of Supervisors of the Cold Springs Improvement District (“District”), has prepared a proposed Budget for Fiscal Year 2023/2024; and,

WHEREAS, at a duly advertised meeting, the Board considered the proposed Budget for Fiscal Year 2023/2024.

**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 2023/2024 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, 2023.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Cold Springs Improvement District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- I FINAL BUDGET
- II DETAILED FINAL BUDGET

FINAL BUDGET
COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 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 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Developer Contribution	0	1,680	1,680	Developer Contribution
Interest Income	0	5	5	
TOTAL REVENUES	\$ -	\$ 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 2022/2023 Budget
Legal	0	0	0	
Insurance	0	0	0	
Legal Advertisements	0	500	500	No Change From 2022/2023 Budget
Miscellaneous	0	50	50	No Change From 2022/2023 Budget
Postage	17	60	60	No Change From 2022/2023 Budget
Office Supplies	38	75	75	No Change From 2022/2023 Budget
Dues & Subscriptions	0	0	0	
TOTAL EXPENDITURES	\$ 1,055	\$ 1,685	\$ 1,685	
EXCESS/ (SHORTFALL)	\$ (1,055)	\$ -	\$ -	

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLD SPRINGS IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 & 2023/2024 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 & 2023/2024; 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 & 2023/2024 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 & 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 7th day of September, 2023.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEARS 2022/2023 & 2023/2024 REGULAR MEETING SCHEDULES**

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

COLD SPRINGS IMPROVEMENT DISTRICT

www.coldspringsid.org

PUBLISH: OCALA STAR-BANNER 08/30/23

RESOLUTION NO. 2023-03

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT
ADOPTING A REVISED FISCAL YEAR 2022/2023 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 2022/2023 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 2022/2023 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, 2023.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Cold Springs Improvement District

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

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

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 8/31/23
REVENUES			
Developer Contribution	1,680	1,000	1,000
Interest Income	5	5	3
Total Revenues	\$ 1,685	\$ 1,005	\$ 1,003
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	35	0
Office Supplies	75	50	0
Dues & Subscriptions	0	0	0
Total Expenditures	\$ 1,685	\$ 1,635	\$ -
Net Excess/ (Shortfall)	\$ -	\$ (630)	\$ 1,003

Fund Balance As Of 9/30/2022
Projected FY 2022/2023 Activity
Projected Fund Balance As Of 9/30/2023

\$639
(\$630)
\$9