



**COLD SPRINGS  
IMPROVEMENT DISTRICT**

**MARION COUNTY**  
**REGULAR BOARD MEETING**  
**JULY 11, 2024**  
**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. 3<sup>rd</sup> Street  
Ocala, Florida 34475

**To Call In: 877 873 8017 Access Code 9758310**

**REGULAR BOARD MEETING**

July 11, 2024  
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 7, 2023 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 5
  - 2. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Meeting Schedule....Page 10
  - 3. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 12
  - 4. Announce Landowners’ Meeting
- 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 WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

09/25/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/25/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$174.02

Order No: 9303173

Customer No: 533733

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1

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KAITLYN FELTY  
Notary Public  
State of Wisconsin

## COLD SPRINGS IMPROVEMENT DISTRICT FISCAL YEAR 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 & Hoines, P.A. located at 211 N.W. 3rd Street, Ocala, Florida 34475, on the following dates:

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 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

9303173

COLD SPRINGS IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
SEPTEMBER 7, 2023

**A. CALL TO ORDER**

District Manager Andrew Karmeris called the September 7, 2023, Regular Board Meeting of the Cold Springs Improvement District to order at 10:08 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 August 30, 2023, as legally required.

**C. ESTABLISH QUORUM**

It was determined that the attendance of Timothy Haines, Patti Haines, Laurie “Chip” Yonge and Neil Kalin 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. Attorney Kate Saft, representing one of the major landowners in the District, called into the meeting at 10:15 a.m.

**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. SEPTEMBER 1, 2022, REGULAR BOARD MEETING MINUTES**

Mr. Karmeris asked if there were any corrections to the September 1, 2022, Regular Board Meeting minutes.

A motion was made by Mr. Kalin, seconded by Mr. Haines and unanimously passed to approve the September 1, 2022, Regular Board Meeting minutes, as presented.

**G. OLD BUSINESS**

There was no old business.

COLD SPRINGS IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
SEPTEMBER 7, 2023

**H. NEW BUSINESS**

**1. Consider Resolution No. 2023- 01**

Mr. Karmeris presented and reviewed Resolution No. 2023-01, entitled:

**RESOLUTION NO. 2023-01**

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

A **motion** was made by Mr. Yonge, seconded by Mr. Kalin and unanimously passed to adopt Resolution No. 2023-01, as presented.

A question was raised by Mr. Kalin regarding the date for the next Landowner's meeting. Mr. Pimentel stated that the terms of the expired Board Members are being extended for another year and that a Landowner's Meeting is planned for October 2024. However, he reported that one of the landowners that recently purchased a large tract of land is not interested in funding the District in the future and that the other landowner that recently purchased a large tract of land may be interested in keeping the District alive. He stated that he has contacted the attorney for that landowner and is waiting for a reply, and that he would notify the Board once he receives a reply.

**2. Consider Resolution No. 2023-02**

Mr. Karmeris presented and reviewed Resolution No. 2023-02, entitled:

**RESOLUTION NO. 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE COLD SPRINGS IMPROVEMENT DISTRICT,  
ESTABLISHING A REGULAR MEETING SCHEDULE FOR  
FISCAL YEARS 2022/2023 & 2023/2024 AND SETTING THE  
TIME AND LOCATION OF SAID DISTRICT MEETINGS;  
AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Haines, seconded by Mr. Kalin and unanimously passed to adopt Resolution No. 2023-02, as amended.

COLD SPRINGS IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING  
SEPTEMBER 7, 2023

**3. Consider Resolution No. 2023-03**

Mr. Karmeris presented and reviewed Resolution No. 2023-03, entitled:

**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.**

A **motion** was made by Mr. Haines, seconded by Mr. Yonge and unanimously passed to adopt Resolution No. 2023-03, as presented.

**I. ADMINISTRATIVE MATTERS**

There were no administrative matters.

**J. BOARD MEMBERS COMMENTS**

Mr. Haines spoke on the merits of keeping the District alive in the event a land developer wishes to purchase land within the District for residential development. Ms. Saft indicated that discussions would take place during the year with the landowner that she represents.

**K. ADJOURN**

There being no further business to come before the Board, Chairman Haines adjourned the meeting at 10:22 a.m.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**RESOLUTION NO. 2024-01**

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT  
ADOPTING A FISCAL YEAR 2024/2025 BUDGET.**

**WHEREAS**, the Board of Supervisors of the Cold Springs Improvement District (“District”), has prepared a proposed Budget for Fiscal Year 2024/2025; and,

**WHEREAS**, at a duly advertised meeting, the Board considered the proposed Budget for Fiscal Year 2024/2025.

**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 2024/2025 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 11<sup>th</sup> day of July, 2024.

**ATTEST:**

**COLD SPRINGS  
IMPROVEMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

# Cold Springs Improvement District

**Final Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**



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**FINAL BUDGET**  
**COLD SPRINGS IMPROVEMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
Developer Contribution	1,680
Interest Income	5
<b>TOTAL REVENUES</b>	<b>\$ 1,685</b>
<b>EXPENDITURES</b>	
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,685</b>
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**COLD SPRINGS IMPROVEMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Developer Contribution	1,000	1,680	1,680	Developer Contribution
Interest Income	3	5	5	
<b>TOTAL REVENUES</b>	<b>\$ 1,003</b>	<b>\$ 1,685</b>	<b>\$ 1,685</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	0	0	0	
Engineering/Inspections	0	0	0	
Management	1,000	1,000	1,000	No Change From 2023/2024 Budget
Legal	0	0	0	
Insurance	0	0	0	
Legal Advertisements	353	500	500	No Change From 2023/2024 Budget
Miscellaneous	14	50	50	No Change From 2023/2024 Budget
Postage	1	60	60	No Change From 2023/2024 Budget
Office Supplies	4	75	75	No Change From 2023/2024 Budget
Dues & Subscriptions	0	0	0	
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,372</b>	<b>\$ 1,685</b>	<b>\$ 1,685</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (369)</b>	<b>\$ -</b>	<b>\$ -</b>	

**RESOLUTION NO. 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLD SPRINGS IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 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 2024/2025; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 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 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 11<sup>th</sup> day of July, 2024.

**ATTEST:**

**COLD SPRINGS  
IMPROVEMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**COLD SPRINGS IMPROVEMENT DISTRICT  
FISCAL YEAR 2024/2025 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. 3<sup>rd</sup> Street, Ocala, Florida 34475, on the following dates:

**October 3, 2024  
November 7, 2024  
December 5, 2024  
January 9, 2025  
February 6, 2025  
March 6, 2025  
April 3, 2025  
May 1, 2025  
June 5, 2025  
July 10, 2025  
August 7, 2025  
September 4, 2025**

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

**PUBLISH: OCALA STAR-BANNER      00/00/2024**

**RESOLUTION NO. 2024-03**

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT  
ADOPTING A REVISED FISCAL YEAR 2023/2024 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 2023/2024 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 2023/2024 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 11<sup>th</sup> day of July, 2024.

**ATTEST:**

**COLD SPRINGS  
IMPROVEMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Cold Springs Improvement District

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

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

	<b>FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24</b>	<b>AMENDED FINAL BUDGET 10/1/23 - 9/30/24</b>	<b>YEAR TO DATE ACTUAL 10/1/23 - 6/30/24</b>
<b>REVENUES</b>			
Developer Contribution	1,680	1,680	0
Interest Income	5	5	0
<b>Total Revenues</b>	<b>\$ 1,685</b>	<b>\$ 1,685</b>	<b>\$ -</b>
<b>EXPENDITURES</b>			
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
<b>Total Expenditures</b>	<b>\$ 1,685</b>	<b>\$ 1,635</b>	<b>\$ -</b>
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 50</b>	<b>\$ -</b>

Fund Balance As Of 9/30/2023
Projected FY 2023/2024 Activity
Projected Fund Balance As Of 9/30/2024

\$270
\$50
\$320