



**COLD SPRINGS
IMPROVEMENT DISTRICT**

**MARION COUNTY
LANDOWNERS' MEETING &
REGULAR BOARD MEETING
OCTOBER 17, 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. 3rd Street
Ocala, Florida 34475

To Call In: 877 873 8017 Access Code 9758310

LANDOWNERS' MEETING

October 17, 2024
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 1, 2020 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

COLD SPRINGS IMPROVEMENT DISTRICT
NOTICE OF LANDOWNERS MEETING
AND
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that a Landowners Meeting of the Cold Springs Improvement District will be held on October 17, 2024, 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 five (5) 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 17, 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 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
10579533

COLD SPRINGS IMPROVEMENT DISTRICT
LANDOWNERS' MEETING
OCTOBER 1, 2020

A. CALL TO ORDER

District Manager Peter L. Pimentel called the October 1, 2020, Landowners' Meeting of the Cold Springs Improvement District to order at 10:03 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 Landowners' Meeting was published in *The Ocala Star Banner* on September 11, 2020 and September 18, 2020, as legally required.

C. ESTABLISH QUORUM

Mr. Steven H. Gray presented a duly executed proxy designating to him the right to represent 4,500 votes. The original of said proxy is contained in the files of the District.

Also present were: Mr. Bryce Ackerman (via telephone) and Ms. Brenda Bibb. District Manager Peter L. Pimentel and Andrew Karmeris of Special District Services, Inc. were 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 4, 2018.

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

COLD SPRINGS IMPROVEMENT DISTRICT
LANDOWNERS' MEETING
OCTOBER 1, 2020

G. ELECTION OF SUPERVISORS

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

It was determined that there were 4,500 voting units represented at the Landowners' Meeting.

2. Nomination for Supervisors

Mr. Gray nominated Ms. Brenda Bibb and Mr. Bryce Ackerman as candidates for the District Board of Supervisors.

3. Casting of Ballots

Mr. Gray cast 2,250 votes for Brenda Bibb and 2,250 votes for Bryce Ackerman.

4. Ballot Tabulations and Results

Mr. Pimentel stated that the 2,250 votes for Brenda Bibb and the 2,250 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 17, 2024 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 (2024), 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 17, 2024

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: 877 873 8017 Access Code 9758310

REGULAR BOARD MEETING

October 17, 2024
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. July 7, 2024 Regular Board Meeting Minutes.....Page 8
- J. Old Business
- K. New Business
- L. Administrative Matters
- M. Board Members Comments
- N. Adjourn

COLD SPRINGS IMPROVEMENT DISTRICT
NOTICE OF LANDOWNERS MEETING
AND

FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that a Landowners Meeting of the Cold Springs Improvement District will be held on October 17, 2024, 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 five (5) 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 17, 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 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

10579533

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
JULY 11, 2024

A. CALL TO ORDER

District Manager Peter L Pimentel called the July 11, 2024, Regular Board Meeting of the Cold Springs Improvement District to order at 10:09 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, Neil Kalin and Chuck Pigeon (who arrived at 10:15 am) 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.

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 7, 2023, REGULAR BOARD MEETING MINUTES

Mr. Pimentel asked if there were any corrections to the September 7, 2023, Regular Board Meeting minutes.

A motion was made by Mr. Haines, seconded by Mr. Kalin and unanimously passed to approve the September 7, 2023, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

There was no old business.

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
JULY 11, 2024

H. NEW BUSINESS

1. Consider Resolution No. 2024- 01

Mr. Pimentel presented and reviewed Resolution No. 2024-01, entitled:

RESOLUTION NO. 2024-01

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

Mr. Pimentel noted that the proposed budget is to cover the basic operation of the District and stated that one of the major landowners has indicated a desire to keep the District active. 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. Haines, seconded by Mr. Yonge and unanimously passed to adopt Resolution No. 2024-01, as presented.

2. Consider Resolution No. 2024-02

Mr. Pimentel requested that this item be delayed until the end of the meeting. The consensus of the Board agreed to delay this item.

3. Consider Resolution No. 2024-03

Mr. Pimentel presented and reviewed Resolution No. 2024-03, entitled:

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.**

A **motion** was made by Mr. Haines, seconded by Mr. Kalin and unanimously passed to adopt Resolution No. 2024-03, as presented.

2. Consider Resolution No. 2024-02

Mr. Pimentel noted that the individual Board members have voluntarily agreed to extend their terms for the past two years. As such, there has not been a Landowner's meeting during this time period. He further stated that he has been in touch with one of the major landowners regarding this and they acknowledged that a Landowner's meeting should be

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
JULY 11, 2024

held in October as required by the District statute. He then presented and reviewed Resolution No. 2024-02, entitled:

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.

Mr. Pimentel noted that the meetings are scheduled for the first Thursday of each month except for January and July 2025, each of which conflicts with holidays. The meetings for those two months have been moved to the second Thursday of the month. He then explained that the Landowner's meeting has to be announced ninety days in advance and that the earliest it could be held in October is on the ninth. He suggested that the Landowner's meeting and the October Board meeting be held on the same day and suggested October 17th at 10:00 am.

Mr. Pimentel stated that he would be in contact with Attorney Kate Saft who represents one of the major landowners to discuss their plans moving forward and that he would report back to the Board. He did not know if the current members of the Board wished to remain on the Board or if the landowners wanted to replace the members with their own appointees. Mrs. Haines indicated that she did not wish to remain on the Board.

A **motion** was made by Mr. Kalin, seconded by Mr. Haines and unanimously passed to adopt Resolution No. 2024-02, as amended, and announce the Annual Landowner's meeting for the same date and time.

I. ADMINISTRATIVE MATTERS

A discussion was held regarding the lack of a map of the District boundaries. Mr. Pigeon indicated that he is researching the matter and that he would attempt to prepare such a map.

J. BOARD MEMBERS COMMENTS

There were no Board member comments

K. ADJOURN

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
JULY 11, 2024

A **motion** was made by Mrs. Haines, seconded by Mr. Yonge and unanimously passed to adjourn at 10:35 am.

Secretary/Assistant Secretary

Chair/Vice-Chair