



**COLD SPRINGS
IMPROVEMENT DISTRICT**

**MARION COUNTY
REGULAR BOARD MEETING
AUGUST 7, 2025
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 9363638

REGULAR BOARD MEETING

August 7, 2025
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Board Member Resignation.....Page 2
- D. Establish Quorum
- E. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
 - 1. July 11, 2024 Regular Board Meeting Minutes.....Page 3
- I. Old Business
- J. New Business
 - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 7
 - 2. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Meeting Schedule....Page 12
 - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 14
- K. Administrative Matters
- L. Board Member Comments
- M. Adjourn



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

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT 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:

09/20/2024, 09/27/2024

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 09/27/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$481.12

Tax Amount: \$0.00

Payment Cost: \$481.12

Order No: 10579533

Customer No: 533733

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

COLD SPRINGS IMPROVEMENT DISTRICT NOTICE OF LANDOWNERS' MEETING

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 561-430-4922 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 District's website or by contacting the District Manager at 561-430-4922 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

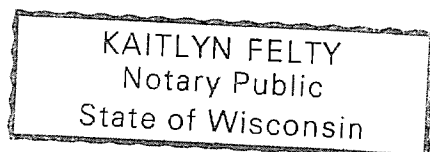
From time to time one or more Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that the Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified 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 561-430-4922 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



From: Kate Saft <Kate.Saft@gmlaw.com>
Sent: Thursday, June 12, 2025 2:11 PM
To: Pete Pimentel <PPimentel@sdsinc.org>
Subject: Declination of Board Seat for Cold Springs Community Development District

Hi Pete,

As you know, I was elected to the Cold Springs Community Development District ("Cold Springs CDD"), but I respectfully must decline acceptance of the seat. Since I represent one of the landowners in the district, I do not think it would be appropriate to accept a seat on the Cold Springs CDD board. I have not taken any action or attended any board meetings for the Cold Springs CDD and respectfully decline to accept a seat on the board.

Thank you,

GreenspoonMarder_{LLP}

Kate Saft, Esq.
Greenspoon Marder LLP
Partner
201 East Pine Street, Suite 500
Orlando, FL 32801
Direct Phone Number: 407.563.8934
Office Phone Number: 407.425.6559
Email Address: kate.saft@gmlaw.com
www.gmlaw.com



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Unless specifically indicated otherwise, any discussion of tax issues contained in this e-mail, including any attachments, is not, and is not intended to be, "written advice" as defined in Section 10.37 of Treasury Department Circular 230.

A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

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

RESOLUTION NO. 2025-01

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT
ADOPTING A FISCAL YEAR 2025/2026 BUDGET.**

WHEREAS, the Board of Supervisors of the Cold Springs Improvement District (“District”), has prepared a proposed Budget for Fiscal Year 2025/2026; and,

WHEREAS, at a duly advertised meeting, the Board considered the proposed Budget for Fiscal Year 2025/2026.

**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 2025/2026 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 August, 2025.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Cold Springs Improvement District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**

FINAL BUDGET
COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Developer Contribution	840	1,680	1,680	Developer Contribution
Interest Income	3	5	5	
TOTAL REVENUES	\$ 843	\$ 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 2024/2025 Budget
Legal	0	0	0	
Insurance	0	0	0	
Legal Advertisements	353	500	500	No Change From 2024/2025 Budget
Miscellaneous	14	50	50	No Change From 2024/2025 Budget
Postage	1	60	60	No Change From 2024/2025 Budget
Office Supplies	4	75	75	No Change From 2024/2025 Budget
Dues & Subscriptions	0	0	0	
TOTAL EXPENDITURES	\$ 1,372	\$ 1,685	\$ 1,685	
EXCESS/ (SHORTFALL)	\$ (529)	\$ -	\$ -	

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLD SPRINGS IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 7th day of August, 2025.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEAR 2025/2026 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 NW 3rd Street, Ocala, Florida 33475, on the following dates:

**October 1, 2025
November 6, 2025
December 4, 2025
February 5, 2026
March 1, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026**

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 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

PUBLISH: OCALA STAR-BANNER 00/00/2025

RESOLUTION NO. 2025-03

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

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Cold Springs Improvement District

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

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

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 7/31/25
REVENUES			
Developer Contribution	1,680	1,680	1,680
Interest Income	5	0	0
Total Revenues	\$ 1,685	\$ 1,680	\$ 1,680
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	45	0
Postage	60	35	0
Office Supplies	75	50	0
Dues & Subscriptions	0	0	0
Total Expenditures	\$ 1,685	\$ 1,630	\$ -
Net Excess/ (Shortfall)	\$ -	\$ 50	\$ 1,680

Fund Balance As Of 9/30/2024
Projected FY 2024/2025 Activity
Projected Fund Balance As Of 9/30/2025

\$85
\$50
\$135