



**COLD SPRINGS
IMPROVEMENT DISTRICT**

MARION COUNTY
REGULAR BOARD MEETING
SEPTEMBER 3, 2026
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 0292931

REGULAR BOARD MEETING

September 3, 2026
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. August 7, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 5
 - 2. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Meeting Schedule....Page 10
 - 3. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2025/2026 Amended Budget.....Page 12
 - 4. Consider Appointment of New Board Member
 - 5. Consider Appointment of Secretary & Treasurer
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
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:

09/10/2025

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 09/10/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$194.10

Tax Amount: \$0.00

Payment Cost: \$194.10

Order No: 11642004

of Copies:

Customer No: 533733

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance

KAITLYN FELTY
Notary Public
State of Wisconsin

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 2, 2025
November 6, 2025
December 4, 2025
February 5, 2026
March 5, 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 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
09/10/25

9/10/25

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 7, 2025

A. CALL TO ORDER

District Manager Andrew Karmeris (**via telephone**) called the August 7, 2025, Regular Board Meeting of the Cold Springs Improvement District to order at 10:01 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 20, 2024 and September 27, 2024, as legally required.

C. BOARD MEMBER RESIGNATION

Mr. Karmeris presented the resignation email of Kate Saft provided in the meeting book package.

A motion was made by Mr. Haines, seconded by Mr. Kalin and unanimously passed to accept Kate Saft's resignation, as presented.

D. ESTABLISH QUORUM

It was determined that the attendance of Timothy Haines, Neil Kalin and Chuck Pigeon 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.

E. ELECTION OF OFFICERS

Mr. Karmeris presented the recommended slate of officers as the following:

Chairman:	Timothy Haines
Vice Chair:	Laurie A Yonge
Assistant Secretary:	Chuck Pigeon
Assistant Secretary:	Neil Kalin
Secretary:	Andrew Karmeris
Treasurer:	Andrew Karmeris

A motion was made by Mr. Haines, seconded by Mr. Kalin and unanimously passed to adopt the slate of officers, as presented.

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 7, 2025

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

There were no comments from the Public.

H. APPROVAL OF MINUTES

1. JULY 11, 2024, REGULAR BOARD MEETING MINUTES

Mr. Karmeris asked if there were any corrections to the July 11, 2024, Regular Board Meeting minutes.

A motion was made by Mr. Haines, seconded by Mr. Kalin and unanimously passed to approve the July 11, 2024, Regular Board Meeting minutes, as presented.

I. OLD BUSINESS

There was no old business.

J. NEW BUSINESS

1. Consider Resolution No. 2025- 01

Mr. Karmeris presented and reviewed Resolution No. 2025-01, entitled:

RESOLUTION NO. 2025-01

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

Mr. Karmeris noted that the proposed budget is to cover the basic operation of the District and stated that both of the major landowners **have** 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. Kalin, seconded by Mr. Haines and unanimously passed to adopt Resolution No. 2025-01, as presented.

2. Consider Resolution No. 2025-02

Mr. Karmeris presented and reviewed Resolution No. 2025-02, entitled:

COLD SPRINGS IMPROVEMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 7, 2025

RESOLUTION NO. 2025-01

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.

A **motion** was made by Mr. Kalin, seconded by Mr. Pigeon and unanimously passed to adopt Resolution No. 2025-02, as presented.

3. Consider Resolution No. 2025-03

Mr. Karmeris presented and reviewed Resolution No. 2025-03, entitled:

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.

A **motion** was made by Mr. Haines, seconded by Mr. Kalin and unanimously passed to adopt Resolution No. 2025-03, as presented.

K. ADMINISTRATIVE MATTERS

Mr. Karmeris reminded the Board to fill out their Form 1 if they **have** not yet done so.

L. BOARD MEMBERS COMMENTS

A brief discussion ensued among the board members regarding the future of the district. The board asked staff to reach out to the landowners to find new board members.

M. ADJOURN

A **motion** was made by Mrs. Haines, seconded by Mr. Kalin and unanimously passed to adjourn at 10:12 am.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2026-01

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT
ADOPTING A FISCAL YEAR 2026/2027 BUDGET.**

WHEREAS, the Board of Supervisors of the Cold Springs Improvement District (“District”), has prepared a proposed Budget for Fiscal Year 2026/2027; and,

WHEREAS, at a duly advertised meeting, the Board considered the proposed Budget for Fiscal Year 2026/2027.

**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 2026/2027 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 3rd day of September, 2026.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Cold Springs Improvement District

**Final Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

CONTENTS

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

FINAL BUDGET
COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Developer Contribution	840	1,680	1,680	Developer Contribution
Interest Income	0	5	5	
TOTAL REVENUES	\$ 840	\$ 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 2025/2026 Budget
Legal	0	0	0	
Insurance	0	0	0	
Legal Advertisements	194	500	500	No Change From 2025/2026 Budget
Miscellaneous	10	50	50	No Change From 2025/2026 Budget
Postage	0	60	60	No Change From 2025/2026 Budget
Office Supplies	5	75	75	No Change From 2025/2026 Budget
Dues & Subscriptions	0	0	0	
TOTAL EXPENDITURES	\$ 1,209	\$ 1,685	\$ 1,685	
EXCESS/ (SHORTFALL)	\$ (369)	\$ -	\$ -	

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COLD SPRINGS IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 3rd day of September, 2026.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**COLD SPRINGS IMPROVEMENT DISTRICT
FISCAL YEAR 2026/2027 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, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 8, 2027
August 5, 2027
September 2, 2027**

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 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

RESOLUTION NO. 2026-03

**A RESOLUTION OF THE COLD SPRINGS IMPROVEMENT DISTRICT
ADOPTING A REVISED FISCAL YEAR 2025/2026 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 2025/2026 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 2025/2026 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 3rd day of September, 2026.

ATTEST:

**COLD SPRINGS
IMPROVEMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Cold Springs Improvement District

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

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

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25- 7/31/26
REVENUES			
Developer Contribution	1,680	1,680	0
Interest Income	5	0	0
Total Revenues	\$ 1,685	\$ 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	\$ -

Fund Balance As Of 9/30/2025
Projected FY 2025/2026 Activity
Projected Fund Balance As Of 9/30/2026

\$70
\$50
\$120