

**MINUTES OF MEETING
ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT**

The Ormond Crossings West Community Development District held a Public Hearing and Regular Meeting on March 25, 2025 at 11:00 a.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174.

Present:

Clint Smith	Chair
Lee Susewitt (via telephone)	Vice Chair
Greg Ulmer	Assistant Secretary
Bill Livingston	Assistant Secretary
Franklin Green	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates (WHA)
Jonathan Johnson (via telephone)	District Counsel
Jeff Trimble	District Engineer
JW Howard (via telephone)	Morgan Stanley
Robert Gang (via telephone)	Bond Counsel
Brad Kline (via telephone)	Developer
Bobby Sewell (via telephone)	Developer
Angie Shull	Member of the public
Michael Gentry	Member of the public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the continued meeting to order at 11:05 a.m.

Supervisors Livingston, Smith, Green and Ulmer were present. Supervisor Susewitt attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

On MOTION by Mr. Livingston and seconded by Mr. Ulmer, with all in favor, the Public Hearing was opened.

A. Affidavit/Proof of Publication**B. Mailed Notice to Property Owner(s)**

These items were included for informational purposes.

C. Master Engineer's Report (for informational purposes)

Mr. Trimble provided a summary of the Master Engineer's Report dated January 2025. He reviewed the pertinent data including location, general description, product types, land use, permitting agencies, the Capital Improvement Plan (CIP) and the estimate of probable CIP costs. The total estimated cost of the project is \$205,719,609.

Mr. Johnson stated the Master Engineer's and Master Special Assessment Master Methodology Reports are substantially, if not exactly, the same as those presented at the beginning of the assessment process. He asked Staff to confirm that or highlight any distinctions from what the Board previously considered.

Mr. Trimble stated the boundaries, improvements and overall costs are the same.

D. Master Special Assessment Methodology Report (for informational purposes)

Ms. Cerbone stated the Master Special Assessment Methodology Report is unchanged from when it was last presented. It was meant to be all-inclusive of any and all potential or probable CDD improvements and references the Engineer's Report in terms of the acreage and the estimated improvement construction costs. She reviewed the pertinent information, including special and peculiar benefits, the development program, CIP, financing program, assigning debt, True-Up mechanism and the Appendix Tables at the end of the report.

In response to questions about the bonds, Ms. Cerbone deduced, for the record, that there will be a series of bonds issued based on the development plan and timing; there are a variety of ways that the development plan can work in conjunction with the CDD. Mr. Johnson stated, for the purposes of today's meeting, the Board is establishing the maximum number of liens under which the bonds may be issued.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

In response to Mr. Gentry's question, Mr. Johnson stated all bonds issued by CDDs in Florida are required to be validated pursuant to the proceedings in Chapter 75. It is a "lawsuit" process primarily via documentation and ultimately a hearing is held before a Circuit Court Judge who issues a final judgment validating the bond amount.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as an equalizing Board, made no changes to the assessment levels.

On MOTION by Mr. Ulmer and seconded by Mr. Smith, with all in favor, the Public Hearing was closed.

- E. **Consideration of Resolution 2025-39, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Mr. Johnson stated Resolution 2025-39 is in statutory form anticipated by Section 170.08 of the Florida Statutes. If the Board adopts the Resolution, it will be formalizing and adopting the Master Engineer's and Master Special Assessment Methodology Reports and will provide for the recording of various notices relative to the lien.

Ms. Cerbone presented Resolution 2025-39 and read the title.

On MOTION by Mr. Susewitt and seconded by Mr. Ulmer, with all in favor, Resolution 2025-39, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-40, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Conti presented Resolution 2025-40 and reviewed the proposed Fiscal Year 2026 budget. Regarding the "Landowner contribution" line item, Mr. Conti asked if the plan is to keep funding at 50% between both Ormond Crossing West LLC and Meritage Homes of Florida Inc., or if that will change. Mr. Kline stated there will ultimately be a change but not at the present time. Ms. Cerbone restated that, for the remainder of Fiscal Year 2025 and/or until bonds are issued, the plan is to keep a 50-50 split for the General Fund but, after bonds are issued, the split could change the funding of the General Fund. Asked if the Landowner

contribution in the proposed Fiscal Year 2026 budget could be kept at 50-50 and later amended, at a publicly noticed meeting, once bonds are issued, Mr. Kline replied affirmatively.

On MOTION by Mr. Smith and seconded by Mr. Livingston, with all in favor, Resolution 2025-40, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for June 24, 2025 at 11:00 a.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Fiscal Year 2025/2026
Budget Funding Agreement**

Mr. Conti presented the Fiscal Year 2025/2026 Budget Funding Agreement between the CDD and Ormond Crossing West LLC and Meritage Homes of Florida, Inc. He reiterated that the Funding Agreement will remain at a 50-50 split until the bonds are issued.

On MOTION by Mr. Green and seconded by Mr. Smith, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-41,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2025/2026 and Providing for an Effective
Date**

Mr. Conti presented Resolution 2025-41. The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATES: Delete November 28, 2025 and December 23, 2025

On MOTION by Mr. Smith and seconded by Mr. Ulmer, with all in favor, Resolution 2025-41, Designating Dates, Times and Locations for Regular

Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

On MOTION by Mr. Smith and seconded by Mr. Green, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of Minutes

A. January 28, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting

The following change was made:

Line 26: Insert "(via telephone)" after "Bob Gang"

B. February 3, 2025 Continued Regular Meeting

On MOTION by Mr. Livingston and seconded by Mr. Smith, with all in favor, the January 28, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes, as amended, and the February 3, 2025 Continued Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Poulos & Bennett, LLC

There were no reports from District Counsel or the District Engineer.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: April 22, 2025 at 11:00 AM**
 - **QUORUM CHECK**

Ms. Cerbone stated Staff does not anticipate meeting again until June unless there is an urgent development. The April 22, 2025 meeting will likely be canceled and, if so, the next meeting will be held on June 24, 2025.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Smith and seconded by Mr. Livingston, with all in favor, the meeting adjourned at 11:58 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair