

**ORMOND
CROSSINGS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

June 24, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

**ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Ormond Crossings West Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

June 17, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Ormond Crossings West Community Development District

Dear Board Members:

The Ormond Crossings West Community Development District will hold a Public Hearing and Regular Meeting on June 24, 2025 at 11:00 a.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174. The agenda is as follows:

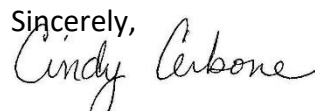
1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-42, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2025-43, Electing Officer(s) of the District and Providing for an Effective Date
5. Consideration of Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date
6. Acceptance of Unaudited Financial Statements as of May 31, 2025
7. Approval of March 25, 2025 Public Hearing and Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Poulos & Bennett, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Property Insurance on Vertical Assets

- Form 1 Submission and Ethics Training
- Goals and Objectives Reporting
- Hard Copy Agendas vs Tablets
- UPCOMING MEETINGS
 - July 22, 2025 at 11:00 AM
 - August 26, 2025 at 11:00 AM
 - September 23, 2025 at 11:00 AM
 - QUORUM CHECK

SEAT 1	CLINT SMITH	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	FRANKLIN GREEN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	GREG ULMER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	BILL LIVINGSTON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	LEE SUSEWITT	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

9. Board Members' Comments/Requests
10. Public Comments
11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513

ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT

3A

Serial Number
25-00263I



Ormond Beach Observer
Published Weekly
Ormond Beach , Volusia County, Florida

COUNTY OF VOLUSIA

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Ormond Beach Observer a weekly newspaper published at Ormond Beach , Volusia County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing to Consider the Adoption of the Fiscal Year 2026 Proposed Budget(s); And Notice of Regular Board of Supervisors' Meeting

in the matter of Ormond Crossings West Community Development District Public Hearing and Regular Meeting on June 24, 2025 at 11:00 a.m.

in the Court, was published in said newspaper by print in the

issues of 6/5/2025, 6/12/2025

Affiant further says that the Ormond Beach Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

13th day of June, 2025 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

**ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 PROPOSED BUDGET; AND NOTICE OF REGULAR BOARD
OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Ormond Crossings West Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: June 24, 2025
TIME: 11:00 A.M.
LOCATION: Hampton Inn Daytona/Ormond Beach
155 Interchange Boulevard
Ormond Beach, Florida 32174

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

June 5, 12, 2025

25-00263I

ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT

3B

RESOLUTION 2025-42
[FY 2026 APPROPRIATION RESOLUTION]

**THE ANNUAL APPROPRIATION RESOLUTION OF THE ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL
APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR
BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026;
AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Ormond Crossings West Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Chapter 189, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Ormond Crossings West Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24TH DAY OF JUNE, 2025.

ATTEST:

**ORMOND CROSSINGS WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

**ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT
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**ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Proposed Budget
REVENUES	
Landowner contribution - OCW West LLC	\$ 54,695
Landowner contribution - Meritage	54,695
Total revenues	<u>109,390</u>
EXPENDITURES	
Professional & administrative	
Supervisors	9,600
Management/accounting/recording**	48,000
Legal	25,000
Engineering	2,000
Audit*	5,500
Arbitrage rebate calculation*	500
Dissemination agent*	2,000
Trustee*	5,000
Telephone	200
Postage	500
Printing & binding	500
Legal advertising	1,750
Annual special district fee	175
Insurance	6,000
Contingencies/bank charges	1,750
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u>109,390</u>
Excess/(deficiency) of revenues over/(under) expenditures	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	
Unassigned	-
Fund balance - ending	<u>\$ -</u>

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 9,600
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording**	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee*	5,000
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,750
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	6,000
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$ 109,390</u></u>

ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-43

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICER(S) OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Ormond Crossings West Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect Officer(s) of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following Officer(s) shall be elected as Officer(s) as of June 24, 2025:

Chris Conti Assistant Secretary

SECTION 2. The following prior appointments by the Board remain unaffected by this Resolution:

Clint Smith is Chair

Lee Susewitt is Vice Chair

Franklin Green is Assistant Secretary

Greg Ulmer is Assistant Secretary

Bill Livingston is Assistant Secretary

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 24TH DAY OF JUNE, 2025.

ATTEST:

**ORMOND CROSSINGS WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-09

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ormond Crossings West Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Ormond Beach, Volusia County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s local records office shall be located as follows:

LOCATION:

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

**ORMOND CROSSINGS WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2025**

**ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2025**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 11,402	\$ 11,402
Due from Ormond Crossing West, LLC.	1,495	1,495
Due from Meritage Homes	15,550	15,550
Total assets	<u>\$ 28,447</u>	<u>\$ 28,447</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 18,762	\$ 18,762
Accrued wages payable	600	600
Tax payable	230	230
Landowner advance	6,000	6,000
Landowner advance -legal adv.	3,744	3,744
Total liabilities	<u>29,336</u>	<u>29,336</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	10,295	10,295
Total deferred inflows of resources	<u>10,295</u>	<u>10,295</u>
Unassigned	<u>(11,184)</u>	<u>(11,184)</u>
Total fund balances	<u>(11,184)</u>	<u>(11,184)</u>
 Total liabilities, deferred inflows of resources and fund balances	 <u>\$ 28,447</u>	 <u>\$ 28,447</u>

**ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 1,618	\$ 11,061	\$ 93,873	12%
Total revenues	<u>1,618</u>	<u>11,061</u>	<u>93,873</u>	12%
EXPENDITURES				
Professional & administrative				
Supervisor fees	-	1,292	12,000	11%
Management/admin/recording**	2,000	10,000	36,000	28%
Legal	932	1,377	25,000	6%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	1,167	0%
Telephone	16	83	183	45%
Postage	-	-	500	0%
Printing & binding	42	208	458	45%
Legal advertising	57	3,564	7,500	48%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	5	958	1,500	64%
Website				
Hosting & maintenance	-	-	1,680	0%
ADA compliance	-	-	210	0%
Total expenditures	<u>3,052</u>	<u>17,482</u>	<u>93,873</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	(1,434)	(6,421)	-	
Fund balances - beginning	(9,750)	(4,763)	-	
Fund balances - ending	<u>\$ (11,184)</u>	<u>\$ (11,184)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**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.

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

- 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

209 • **NEXT MEETING DATE: April 22, 2025 at 11:00 AM**

210 ○ **QUORUM CHECK**

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

214

215 **ELEVENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

216

217 There were no Board Members' comments or requests.

218

219 **TWELFTH ORDER OF BUSINESS**

Public Comments

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221 No members of the public spoke.

222

223 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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235 _____
Secretary/Assistant Secretary

Chair/Vice Chair

ORMOND CROSSINGS WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

ORMOND CROSSINGS WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Hampton Inn Daytona/Ormond Beach</i>		
<i>155 Interchange Boulevard, Ormond Beach, Florida 32174</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
February 3, 2025	Continued Regular Meeting	11:30 AM
March 25, 2025	Public Hearing and Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	11:00 AM
April 22, 2025 CANCELED	Regular Meeting	11:00 AM
May 27, 2025 CANCELED	Regular Meeting	11:00 AM
June 24, 2025	Public Hearing and Regular Meeting <i>Adoption of FY2026 Budget</i>	11:00 AM
July 22, 2025	Regular Meeting	11:00 AM
August 26, 2025	Regular Meeting	11:00 AM
September 23, 2025	Regular Meeting	11:00 AM