

**Flora Ridge Educational Facilities
Benefit District**

Board Meeting

Wednesday, May 29, 2019

2:00 P.M.



**Kissimmee City Hall
International Conference Room
101 N. Church Street, Kissimmee, FL 34741**

Flora Ridge Educational Facilities Benefit District

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International Conference Room
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Meeting Agenda

Public Hearing - Board of Supervisors Elections - Seat 1

Business Meeting

Introduction - Call to Order

Board Matters

- 1 Approval of Resolution 2019-1 Canvassing Election Results
- 2 Appointing Chairperson
- 3 Approval of the August 8, 2018 Board Meeting minutes
- 4 Approval of Resolution 2019-2 Approving a Proposed Budget for Fiscal Year 2019-20

Other Business

- 1 Audience Comments
- 2 Supervisor Requests
- 3 Counsel Requests
- 4 Manager Requests

Schedule next meeting in August to approve assessment roll and final budget
(Assessment roll due to Osceola County 8/26/2019)

Adjournment

NOTICE OF LANDOWNER ELECTION AND PUBLIC MEETING FOR THE FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT

All interested parties are hereby notified that a landowners meeting for the owners of real property located in the Flora Ridge Educational Facilities Benefit District (the "District") will take place for the purpose of electing a landowner representative to Seat 1 of the Board of Supervisors of the District. The meeting will take place on May 29, 2019 at 2:00 p.m., in the 5th Floor-International Conference Room of Kissimmee City Hall, 101 N. Church St., Kissimmee, Florida, 34741. The public is invited to attend the landowners meeting though only owners of real property located within the District will be eligible to vote for landowner representatives. Candidates for landowner representative must also be owners of real property located within the District. Immediately following the landowner meeting, the Board of Supervisors of the District will meet for general District purposes, including the adoption of a tentative budget for the District's fiscal year commencing October 1, 2019. Additional information and proxies for the landowner election are available by contacting Angela G. Barner at (407)870-4909. If any person decides to seek review of any official decision made at the landowners meeting, a record of the proceedings will be required and the person intending to appeal will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence necessary for the appeal. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Angela G. Barner at (407)870-4909 at least five calendar days prior to the meeting.

Flora Ridge Educational Facilities Benefit District

May 29, 2019

Board Matters Agenda Item 1

Approval of Resolution 2019-1 Canvassing Election Results

Executive Summary:

Request approval of Resolution 2019-1 Canvassing Election Results

RESOLUTION 2019-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT, OSCEOLA COUNTY, FLORIDA, CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER ELECTION FOR SEAT 1 OF THE BOARD OF SUPERVISORS HELD PURSUANT TO THE DISTRICT CHARTER AND DISTRICT RESOLUTION NO. 2007-5; PROVIDING FOR APPLICABILITY AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution of the Board of Supervisors (the "Board") of the Flora Ridge Educational Facilities Benefit District (the "District") is adopted pursuant to the Amended and Restated Interlocal Agreement between the School Board of Osceola County and the City of Kissimmee dated July 29, 2003, as amended and City of Kissimmee Ordinance No. 2447, as amended (collectively, the "District Charter"), District Resolution No. 2007-5, Chapters 189 and 1013, Florida Statutes, and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined and declared as follows:

(A) District Resolution No. 2007-5 provides the procedure for electing landowner representatives to the Board, pursuant to which the Board scheduled a landowner meeting for May 29, 2019, in order to conduct an election for Seat 1.

(B) Following proper publication of notice thereof, such landowners meeting was held May 29, 2019, at which the below recited person was duly elected by virtue of the votes cast in favor thereof.

(C) This Resolution is adopted for purposes of canvassing the votes and declaring and certifying the results of said election.

SECTION 3. LANDOWNER ELECTION RESULTS.

(A) The following person is found, certified and declared to have been duly elected as Supervisor of and for the District, having been elected in accordance with the District Charter and District Resolution No. 2007-5:

<u>Name</u>	<u>Votes</u>	<u>Seat</u>	<u>Expiration of Term</u>
_____	_____	1	May 2023

(B) The Supervisor named above has taken the oath of office attached hereto as Appendix A, as prescribed by Section 876.05, Florida Statutes.

(C) The terms of office for such Supervisors shall commence immediately upon adoption hereof.

SECTION 4. APPLICABILITY AND EFFECTIVE DATE. This Resolution shall be liberally construed to effect the purposes hereof and shall take effect immediately upon its adoption.

DULY ADOPTED this 29th day of May, 2019.

**BOARD OF SUPERVISORS OF THE
FLORA RIDGE EDUCATIONAL
FACILITIES BENEFIT DISTRICT**

[SEAL]

By: _____
Chair

ATTEST:

Secretary

APPENDIX A

**OATH OF OFFICE FOR
BOARD OF SUPERVISORS OF THE
FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT**

I, _____, a citizen of the State of Florida and of the United States of America, and being employed by or an officer of the Flora Ridge Educational Facilities Benefit District and responsible for public funds as such employee or officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida.

Signature

Date

Flora Ridge Educational Facilities Benefit District

May 29, 2019

Board Matters Agenda Item 2

Appointing Chairperson

Executive Summary:

Appointing Chairperson for the Flora Ridged Board of Supervisors

Current Positions:

Chairperson - Vacant

Vice Chairperson - Migdalia Gonzalez

Flora Ridge Educational Facilities Benefit District

May 29, 2019

Board Matters Agenda Item 3

Approval of the August 8, 2018 Board Meeting minutes

Executive Summary:

Request approval of the August 8, 2018 Flora Ridge EFBD
Board of Supervisors Meeting minutes

**FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT
BOARD MEETING
WEDNESDAY, AUGUST 8, 2018
2:00 P.M.
KISSIMMEE CITY HALL, INTERNATIONAL CONFERENCE ROOM
101 N. CHURCH ST, KISSIMMEE**

PRESENT: Andy Hagan, ICI Homes; Teri Hansen, ICI Homes; Desiree Matthews, City of Kissimmee. Richard Smith, ICI Homes join via telephone.

Also present were Christopher Roe, Bryant Miller Olive and Angela Barner, District Manager.

There were no members of the public present.

Introduction

Meeting called to order at 2:04 p.m.

Board Matters

1. Approval of the July 19, 2018 Board Meeting Minutes

A motion to approve the minutes for the July 19, 2018 Board Meeting was made by Richard Smith and seconded by Teri Hansen. Motion passed 4-0.

2. Approval of Resolution 2018-3 – Approving Assessment Roll

A motion to approve Resolution 2018-3 – Approving the Assessment Roll was made by Andy Hagan and seconded by Teri Hansen. Motion passed 4-0.

3. Approval of Resolution 2018-4 – Adopting the Budget for Fiscal Year 2018-19

A motion to approve Resolution 2018-4 – Adopting the Budget for Fiscal Year 2018-19 was made by Teri Hansen and seconded by Andy Hagan. Motion passed 4-0.

4. Approval of Resolution 2018-5 – Appointing Teri Hansen to Seat 1

During the July 19, 2018 Board meeting, the Board of Supervisors approved a motion to appoint Teri Hansen to Seat 1, left vacant by Jim Davis. Resolution 2018-5 effectuates the appointment.

A motion to approve Resolution 2018-5 – Appointing Teri Hansen to Seat 1 was made by Andy Hagan and seconded by Richard Smith. Motion passed 4-0.

Other Business

Counsel Requests:

Chris Roe explained that he is working on an amendment to the composition of the Board of Supervisors to expand it to two appointees from the School District, two appointees from the City of Kissimmee and three elected landowners. The ordinance and interlocal agreements will have to be amended. Chris is working with the City of Kissimmee and School District officials and will keep the board informed as the process continues.

Manager Requests:

Angela Barner reminded the board that the next election for seat 1 will take place May 2019.

Adjournment

A motion to adjourn the meeting was made by Andy Hagan and seconded by Teri Hansen. Motion passed 4-0.

Meeting adjourned at 2:21 p.m.

Flora Ridge Educational Facilities Benefit District

May 29, 2019

Board Matters Agenda Item 4

Approval of Resolution 2019-2 Approving a Proposed Budget for Fiscal Year 2019-20

Executive Summary:

Request approval of Resolution 2018-3 - Adopting the Budget for Fiscal Year 2018-19

General Fund:

Estimated Revenue - \$571,588.01
Appropriations and Transfers Out - \$519,890.10
Fund Balance \$327,703.65

Debt Service:

Transfers In - \$444,930.74
Appropriations - \$444,930.74
Fund Balance - \$117,343.91

RESOLUTION 2019-2

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT, OSCEOLA COUNTY, FLORIDA, APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019-20; SETTING A PUBLIC HEARING TO CONSIDER ADOPTION OF SUCH BUDGET; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLORA RIDGE EDUCATIONAL FACILITIES BENEFIT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution of the Board of Supervisors (the "Board") of the Flora Ridge Educational Facilities Benefit District (the "District") is adopted pursuant to the Amended and Restated Interlocal Agreement between the School Board of Osceola County and the City of Kissimmee dated July 29, 2003, as amended and City of Kissimmee Ordinance No. 2447, as amended (collectively, the "District Charter"), Chapters 189 and 1013, Florida Statutes, and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined and declared as follows:

(A) The District Manager has prepared and submitted to the Board a proposed budget for fiscal year 2019-20. The proposed budget is attached hereto as Appendix A.

(B) The Board has considered said proposed budget and desires to set the required public hearing thereon.

SECTION 3. BUDGET APPROVAL; PUBLIC HEARING.

(A) The proposed budget prepared by the District Manager for fiscal year 2019-20 is hereby approved as the basis for conducting a public hearing to adopt said budget.

(B) A public hearing on said budget is hereby declared and set for August _____ at _____ in the International Conference Room located on the fifth Floor of City Hall at 101 N. Church St., Kissimmee, Florida.

(C) Notice of the public hearing shall be published in the manner prescribed by law.

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

DULY ADOPTED this 29th day of May, 2019.

**BOARD OF SUPERVISORS OF THE
FLORA RIDGE EDUCATIONAL FACILITIES
BENEFIT DISTRICT**

By: _____
Chair

ATTEST:

Vice Chair

APPENDIX A

**PROPOSED BUDGET
FOR
FISCAL YEAR 2019-20**

Flora Ridge Educational Facilities Benefit District

Fiscal Year 2019-20 Preliminary Budget

General Fund

Uses	Function	2018-2019 Final	2019-2020 Preliminary	Difference
ESTIMATED REVENUES				
Federal Direct	3100			0.00
Federal Through State & Local	3200			0.00
State Sources	3300			0.00
Local Sources	3400	575,693.40	571,588.01	(4,105.39)
Total Estimated Revenues		575,693.40	571,588.01	(4,105.39)
APPROPRIATIONS				
Current:				
Instruction	5000			0.00
Pupil Personnel Services	6100			0.00
Instructional Media Services	6200			0.00
Instruction and Curriculum Development Services	6300			0.00
Instructional Staff Training Services	6400			0.00
Instruction Related Technology	6500			0.00
Board	7100	48,289.08	48,209.36	(79.72)
General Administration	7200			0.00
School Administration	7300			0.00
Facilities Acquisition and Construction	7400			0.00
Fiscal Services	7500	20,000.00	20,000.00	0.00
Food Services	7600			0.00
Central Services	7700			0.00
Pupil Transportation Services	7800			0.00
Operation of Plant	7900			0.00
Maintenance of Plant	8100			0.00
Administrative Technology Services	8200			0.00
Community Services	9100			0.00
Debt Service: (Function 9200)				
Retirement of Principal	7100			0.00
Interest	7200			0.00
Dues, Fees and Issuance Costs	7300	10,770.00	6,750.00	(4,020.00)
Miscellaneous Expenditures	7900			0.00
Capital Outlay:				
Facilities Acquisition and Construction	7420			0.00
Other Capital Outlay	9300			0.00
Total Estimated Appropriations		79,059.08	74,959.36	(4,099.72)
Excess (Deficiency) of Revenues Over (Under) Expenditures		496,634.32	496,628.65	(5.67)
OTHER SOURCES (USES)				
Loans Incurred	3720			0.00
Proceeds from the Sale of Capital Assets	3730			0.00
Loss Recoveries	3740			0.00
Proceeds of Forward Supply Contract	3760			0.00
Special Facilities Construction Advances	3770			0.00
Transfers In	3600			0.00
Transfers Out	9700	(434,913.02)	(444,930.74)	(10,017.72)
Total Other Financing Sources (Uses)		(434,913.02)	(444,930.74)	(10,017.72)
FUND BALANCE				
Net Change in Fund Balances		61,721.30	51,697.91	(10,023.39)
Fund Balance - Beginning of Year	2800	213,982.35	275,703.65	61,721.30
Adjustment to Fund Balance	2891			
Fund Balance - End of Year	2700	275,703.65	327,401.56	51,697.91

Flora Ridge Educational Facilities Benefit District
Fiscal Year 2019-20 Preliminary Budget

General Fund

Supporting Schedule of Estimated Revenues, Appropriations and Other Sources / Uses

<i>Estimated Revenues:</i>		
Source	Description	Amount

Flora Ridge Residents	EFBD assessments, net of 4% discount (excluding Bronson Parcel's base assessments)	571,588.01
Total Revenues:		571,588.01

<i>Expenditures:</i>		
Vendor	Description	Amount

<u>Function 7100:</u>		
Ennead LLC	Assessment preparation fees	3,950.00
Moss, Krusick & Associates, LLC	Audit	10,300.00
	Director's liability insurance	5,000.00
Department of Economic Opportunity	Registration	175.00
Orlando Sentinel	Posting of public meetings	800.00
Bryant Miller & Olive	Legal counsel	8,000.00
Bruce Vickers Tax Collector	Tax collector collection fees	17,111.36
Osceola County Property Appraiser	County assessment fee	2,873.00
<u>Function 7500:</u>		
The School District of Osceola County	District Management Fee	20,000.00
<u>Function 9200:</u>		
US Bank	Trustee fees - 20014 Series	4,250.00
DAC	Disclosure report	2,500.00
The PFM Group	Arbitrage Calculation	-
Total Expenditures:		74,959.36

<i>Other Sources:</i>		
From	Description	Amount

Total Other Sources: -

<i>Other Uses:</i>		
To	Description	Amount

Debt Service Fund	Transfers Out to meet debt service requirements	444,930.74
Total Other Uses:		444,930.74
Balance:		51,697.91

Flora Ridge Educational Facilities Benefit District

Fiscal Year 2019-20 Preliminary Budget

Debt Service

Uses	Function	2018-2019 Final	2019-2020 Preliminary	Difference
ESTIMATED REVENUES				
Federal Direct	3100			0.00
Federal Through State & Local	3200			0.00
State Sources	3300			0.00
Local Sources	3400			0.00
Total Revenues		0.00	0.00	0.00
APPROPRIATIONS				
Current:				
Instruction	5000			0.00
Pupil Personnel Services	6100			0.00
Instructional Media Services	6200			0.00
Instruction and Curriculum Development Services	6300			0.00
Instructional Staff Training Services	6400			0.00
Instruction Related Technology	6500			0.00
Board	7100			0.00
General Administration	7200			0.00
School Administration	7300			0.00
Facilities Acquisition and Construction	7400			0.00
Fiscal Services	7500			0.00
Food Services	7600			0.00
Central Services	7700			0.00
Pupil Transportation Services	7800			0.00
Operation of Plant	7900			0.00
Maintenance of Plant	8100			0.00
Administrative Technology Services	8200			0.00
Community Services	9100			0.00
Debt Service: (Function 9200)				
Retirement of Principal	7100	115,000.00	195,000.00	80,000.00
Interest	7200	368,460.42	249,930.74	(118,529.68)
Dues, Fees and Issuance Costs	7300			0.00
Miscellaneous Expenditures	7900			0.00
Capital Outlay:				
Facilities Acquisition and Construction	7420			0.00
Other Capital Outlay	9300			0.00
Total Expenditures		483,460.42	444,930.74	(38,529.68)
Excess (Deficiency) of Revenues Over (Under) Expenditures		(483,460.42)	(444,930.74)	38,529.68
OTHER SOURCES (USES)				
Loans Incurred	3720			0.00
Proceeds from the Sale of Capital Assets	3730			0.00
Loss Recoveries	3740			0.00
Proceeds of Forward Supply Contract	3760			0.00
Special Facilities Construction Advances	3770			0.00
Transfers In	3600	483,460.42	444,930.74	(38,529.68)
Transfers Out	9700			0.00
Total Other Financing Sources (Uses)		483,460.42	444,930.74	(38,529.68)
SPECIAL ITEMS				
				0.00
FUND BALANCE				
Net Change in Fund Balances		0.00	0.00	0.00
Fund Balance - Beginning of Year	2800	117,343.91	117,343.91	0.00
Adjustment to Fund Balance	2891			
Fund Balance - End of Year	2700	117,343.91	117,343.91	0.00

Flora Ridge Educational Facilities Benefit District
Fiscal Year 2019-20 Preliminary Budget

Debt Service
Supporting Schedule of Estimated Revenue, Appropriations and Other Sources / Uses

Estimated Revenues:

Source	Description	Amount
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Total Revenues: _____ -

Appropriations:

Vendor	Description	Amount
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Debt Service	November 2019 interest - 2014 Series	21,010.94
Debt Service	May 2020 principal - 2014 Series	195,000.00
Debt Service	May 2020 interest - 2014 Series	126,065.63
Debt Service	November 2020 interest - 2014 Series	102,854.17

Total Expenditures: _____ 444,930.74

Other Sources:

From	Description	Amount
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General Fund	Transfer in to meet debt service requirements	444,930.74
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Total Transfers In: _____ 444,930.74

Other Uses:

To	Description	Amount
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Total Transfers Out: _____ -

Balance: _____ -