MINUTES OF MEETING
KELLY PARK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Kelly Park Community Development District held a Regular Meeting on February 12, 2025 at 10:00 a.m., at the offices of Poulos & Bennett, LLC, 2602 E Livingston Street, Orlando, Florida 32803.

Present:

Seth Bennett	Chair
Quint "Robert" Noordstar	Vice Chair
Alex Gross	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Jere Earlywine (via telephone)	District Counsel
Marc Stehli	District Engineer
Brian Crumbaker (via telephone)	Bond Counsel
Louis Avelli	DR Horton

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 10:02 a.m.

Supervisors Bennett, Noordstar and Gross were present. Two seats were vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Elected Board of Supervisors [Alex Gross - Seat 5] (the following will be provided in a separate package)**

Mr. Torres, a Notary of the State of Florida, administered the Oath of Office to Mr. Alex Gross. Mr. Gross is familiar with the following:

A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-07, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-07. He recapped the results of the Landowners' Election, as follows:

Seat 3	No nomination		
Seat 4	No nomination		
Seat 5	Alex Gross	130 Votes	4-Year Term

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, Resolution 2025-07, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires November 2026**

- **Administration of Oath of Office to Newly Appointed Supervisor**

This item was deferred.

SIXTH ORDER OF BUSINESS **Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2028**

Mr. Bennett nominated Mr. Louis Avelli to fill Seat 4. No other nominations were made.

> **On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, the appointment of Mr. Louis Avelli to fill Seat 4, was approved.**

- **Administration of Oath of Office to Newly Appointed Supervisor**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Louis Avelli.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-08, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-08. Mr. Bennett nominated the following:

Seth Bennett	Chair
Quint Noordstar	Vice Chair
Alex Gross	Assistant Secretary
Louis Avelli	Assistant Secretary

This Resolution removes the following from the Board:

Taryn Galvin	Assistant Secretary

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

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

> **On MOTION by Mr. Bennett and seconded by Mr. Gross, with all in favor, Resolution 2025-08, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

EIGHTH ORDER OF BUSINESS **Ratification of Acquisition of Crossroads at Kelly Park Phase 1A Improvements**

Mr. Torres presented the acquisition documents for the Crossroads at Kelly Park Phase 1A Improvements.

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, acquisition of the Crossroads at Kelly Park Phase 1A Improvements and the associated documents, were ratified.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

This item was deferred.

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of December 31, 2024**

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, the Unaudited Financial Statements as of December 31, 2024, were accepted.

ELEVENTH ORDER OF BUSINESS **Approval of Meeting Minutes**

A. November 25, 2024 Special Meeting

B. November 25, 2024 Landowners' Meeting

On MOTION by Mr. Bennett and seconded by Mr. Gross, with all in favor, the November 25, 2024 Special Meeting Minutes and the November 25, 2024 Landowners' Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Poulos & Bennett, LLC

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Gross and seconded by Mr. Bennett, with all in favor, the meeting adjourned at 10:09 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair