

**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
Quint “Robert” Noordstar
Alex Gross

Chair
Vice Chair
Assistant Secretary

Also present:

Ernesto Torres
Jere Earlywine (via telephone)
Marc Stehli
Brian Crumbaker (via telephone)
Louis Avelli

District Manager
District Counsel
District Engineer
Bond Counsel
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
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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

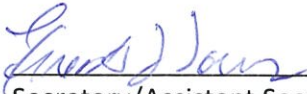
No members of the public spoke.

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