

**MINUTES OF MEETING  
KELLY PARK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Kelly Park Community Development District held a Special Meeting on May 21, 2025 at 1:00 p.m., at the offices of Poulos & Bennett, LLC, 2602 E Livingston Street, Orlando, Florida 32803.

**Present:**

Quint “Robert” Noordstar  
Alex Gross  
Tatiana Ross

Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Ernesto Torres  
Felix Rodriguez (via telephone)  
Antonio Shaw  
Jere Earlywine (via telephone)

District Manager  
Wrathell, Hunt and Associates, LLC  
Field Operations Manager  
District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 1:03 p.m. Supervisors Noordstar, Ross and Gross were present. Supervisors Bennett and Avelli were absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2025-12, 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. Torres presented Resolution 2025-12. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. The primary cause of the assessments

increasing is the addition of property insurance, additional landscaping coming online and the addition of the amenities.

**On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, Resolution 2025-12, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 20, 2025 at 2:00 p.m., at Poulos & Bennett, LLC, 2602 E Livingston Street, Orlando, Florida 32803; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**FOURTH 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 tabled.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-13, 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**

This item was tabled.

**SIXTH ORDER OF BUSINESS**

**Ratification of Cascade Fountains Div. Fountain Design Group, Inc. Agreement for Services [Fountain Cleaning]**

**On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, the Cascade Fountains Div. Fountain Design Group, Inc. Agreement for Services related to Fountain Cleaning, was ratified.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2025**

**On MOTION by Mr. Gross and seconded by Ms. Ross, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.**

**EIGHTH ORDER OF BUSINESS****Approval of April 16, 2025 Special Meeting  
and Audit Committee Meeting Minutes**

**On MOTION by Ms. Ross and seconded by Mr. Gross, with all in favor, the April 16, 2025 Special Meeting and Audit Committee Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Kutak Rock LLP**

Discussion ensued regarding the status of the project, when project completions and turnovers might occur.

**B. District Engineer: Poulos & Bennett, LLC**

There was no report.

**C. Field Operations: Wrathell, Hunt and Associates, LLC**

Mr. Shaw stated that he is periodically inspecting and he is concerned about the landscaping, park maintenance, dead trees, etc. He discussed irrigation, water restrictions affecting landscaping and other field operations matters.

**D. District Manager: Wrathell, Hunt and Associates, LLC**

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

The next meeting will be on August 20, 2025 at 1200 p.m.

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

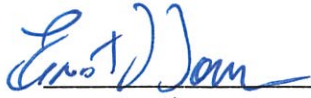
Discussion ensued regarding the pool size, pool chemicals, etc.

**ELEVENTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**TWELFTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, the meeting adjourned at 1:26 p.m.**

A handwritten signature in blue ink, appearing to read "Erin D. Jones", written over a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to read "Deborah", written over a horizontal line.

Chair/Vice Chair