

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

The Board of Supervisors of the Kelly Park Community Development District held a Public Hearing and Regular Meeting on August 20, 2025 at 2:00 p.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
Tatiana Ross	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Antonio Shaw	Field Operations Manager
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:00 p.m.

Supervisors Bennett, Noordstar, Ross and Gross were present. Supervisor Avelli was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending**

September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented Resolution 2025-14. 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. Assessments will be both on and off roll.

On MOTION by Mr. Gross and seconded by Ms. Ross, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Gross and seconded by Mr. Bennett, with all in favor, the Public Hearing was closed.

Discussion ensued regarding areas and amenities that will or might come online in Fiscal Year 2026.

On MOTION by Mr. Gross and seconded by Mr. Bennett, with all in favor, Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-15, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2025-15.

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, Resolution 2025-15, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

- A. Consideration of Resolution 2025-16 Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Gross and seconded by Ms. Ross, with all in favor, Resolution 2025-16 Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Torres presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Gross and seconded by Mr. Noordstar, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

SEVENTH 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

Mr. Torres presented Resolution 2025-13. Meetings will be held as needed.

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, scheduling meetings as needed, in lieu of adopting a Fiscal Year 2026 Meeting Schedule, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of First Amendment to Agreement for Management Services [Field Operations]

On MOTION by Mr. Noordstar and seconded by Mr. Gross, with all in favor, the First Amendment to the Agreement for Management Services for Field Operations, was approved.

NINTH ORDER OF BUSINESS

Consideration of Assignment of Duke Lighting Agreements

This item was presented following the Tenth Order of Business.

TENTH ORDER OF BUSINESS

Consideration of City of Apopka Agreements

- A. Right-of-Way Maintenance Agreement (Kelly Park Road)**
- B. Right-of-Way Maintenance Agreement (Public ROW)**
- C. Interlocal Agreement for Operation and Maintenance**

Mr. Earlywine presented and discussed the City of Apopka Agreements, which will enable the CDD to perform maintenance/Operation and Maintenance (O&M) in certain areas. The Agreements are under review by the City and some minor adjustments are necessary.

On MOTION by Ms. Ross and seconded by Mr. Gross, with all in favor, the City of Apopka Right-of-Way Maintenance Agreement for Kelly Park Road, Right-of-Way Maintenance Agreement for the Public ROW, and Interlocal Agreement for Operation and Maintenance, all in substantial form, were approved.

▪ **Consideration of Assignment of Duke Lighting Agreements**

This item, previously the Ninth Order of Business, was presented out of order.

Mr. Earlywine discussed assignment of the Duke Lighting Agreements. The intent for the lighting is to eventually be turned over to the Municipal Services Benefit Unit (MSBU). The question now is who maintains the lights, who insures them, etc., in the meantime. Mr. Bennett stated there is an MSBU over all phases of the Kelly Park Project; however, the City will not transfer them to the MSBU until all the homes are constructed in each phase. The best way to handle the streetlight utility bill for each phase, in the interim, must be determined, whether it be via the CDD, through a funding agreement with Duke or the HOA or the builder. Mr. Earlywine thinks the first step it to ask Duke about the best process.

Discussion ensued regarding bills to the CDD, interactions with Duke, and sending the bill back.

ELEVENTH ORDER OF BUSINESS

Consideration/Ratification of C.L.I. Landscapes Inc. Proposal Number CRKPPRR [Landscape Enhancement]

On MOTION by Mr. Bennett and seconded by Mr. Gross, with all in favor, the C.L.I. Landscapes Inc. Proposal Number CRKPPRR for Landscape Enhancement, was approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

Mr. Torres discussed the anticipated low Fund Balance at the beginning of Fiscal Year 2026 based on the current spending and noted the potential need for a Funding Agreement for the Developer(s) to provide funds if there is a shortfall over the first three months of Fiscal Year 2026 until assessment revenues are received from the Tax Collector.

On MOTION by Mr. Bennett and seconded by Mr. Gross, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

- **Consideration of Resolution 2025-17, Directing The Chairman And District Staff To Request The Passage Of An Ordinance By The City Council Of The City Of Apopka, Florida, Amending The District’s Boundaries, And Authorizing Such Other Actions As Are Necessary In Furtherance Of That Process; And Providing An Effective Date**
This item was an addition to the agenda.

Mr. Earlywine presented Resolution 2025-17.

On MOTION by Mr. Bennett and seconded by Mr. Gross, with all in favor, Resolution 2025-17, Directing The Chairman And District Staff To Request The Passage Of An Ordinance By The City Council Of The City Of Apopka, Florida, Amending The District’s Boundaries, And Authorizing Such Other Actions As Are Necessary In Furtherance Of That Process; And Providing An Effective Date, was adopted, and authorizing the Chair to execute the Resolution, was approved.

- **Consideration of Boundary Amendment Funding Agreement**
This item was an addition to the agenda.

On MOTION by Mr. Bennett and seconded by Mr. Gross, with all in favor, the Boundary Amendment Funding Agreement, and authorizing the Chair to execute the Agreement, was approved.

THIRTEENTH ORDER OF BUSINESS

Approval of May 21, 2025 Special Meeting Minutes

On MOTION by Mr. Gross and seconded by Ms. Ross, with all in favor, the May 21, 2025 Special Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated everything is progressing and the bonds were issued.

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

There was no report.

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

Mr. Shaw discussed a maintenance contract with Dream Finders Homes.

Discussion ensued regarding the status of the project, platting lots, etc.

Mr. Shaw asked who to go through with regard to Field Operations matters. Mr. Noordstar will be the contact person.

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

- **3 Registered Voters in District as of April 15, 2025**
- **Discussion: Authorization of Landscape Proposals or Work Authorizations Outside of Board Meetings**
- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next date will be determined.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.


SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gross and seconded by Mr. Bennett, with all in favor, the meeting adjourned at 2:38 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Felix Rodriguez
Secretary/Assistant Secretary



Chair/Vice Chair