

**MINUTES OF MEETING
OSCEOLA VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Osceola Village Center Community Development District held a Public Hearing and Regular Meeting on September 22, 2025 at 12:00 p.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present:

Ryan Farrell	Chair
Jessica Sierra	Vice Chair
Robert Holmgren	Assistant Secretary

Also present:

Jordan Lansford	District Manager
Ryan Dugan (via telephone)	District Counsel
Steve Saha (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Lansford called the meeting to order at 12:00 p.m. Supervisors Farrell, Holmgren and Sierra were present. Supervisor Sulpizii and Supervisors-appointee Specchio were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisor Mike Specchio [Seat 4] (the following will be provided under separate cover)

This item was deferred.

- 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 2025-08, Electing and Removing Certain Officers of the District and Providing for an Effective Date

Ms. Lansford presented Resolution 2025-03. Mr. Farrell nominated the following:

- Ryan Farrell Chair
- Jessica Sierra Vice Chair
- Robert Holmgren Assistant Secretary
- Taylor Sulpizii Assistant Secretary
- Jordan Lansford Assistant Secretary

This Resolution removes the following from the Board:

- Clif Fischer Assistant Secretary

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

- Craig Wrathell Secretary
- Kristen Suit Assistant Secretary
- Craig Wrathell Treasurer
- Jeff Pinder Assistant Treasurer

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Amending Resolution 2025-04 to Resetting the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date

Ms. Lansford presented Resolution 2025-09. The motion and vote on this Resolution occurred during the Sixth Order of Business.

- A. **Proof/Affidavit of Publication**
- B. **Consideration of Resolution 2025-10, 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**

Ms. Lansford presented Resolution 2025-10. The proposed Fiscal Year 2026 budget, was the same as previously presented.

On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, Resolution 2025-09, Amending Resolution 2025-04 to Resetting the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date, was adopted.

On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, Resolution 2025-10, 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.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Providing for Funding for the FY 2026 Adopted Budget(s); 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

Ms. Lansford presented Resolution 2025-11.

On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, Resolution 2025-11, Providing for Funding for the FY 2026 Adopted Budget(s); 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.

EIGHTH ORDER OF BUSINESS

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

Ms. Lansford 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. Farrell and seconded by Mr. Holmgren, 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.

NINTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by McDirmit Davis

- A. **Consideration of Resolution 2025-12, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024**

Ms. Lansford presented Resolution 2025-12 and 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.

On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, Resolution 2025-12, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of April 9, 2025 Regular Meeting Minutes

On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, the April 9, 2025 Regular 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: October 8, 2025 at 11:00 AM**
 - **QUORUM CHECK**

The consensus was to change the remainder of the Fiscal Year 2026 Meeting Schedule to hold meetings on the fourth Tuesday of the month, following the Bellaviva at Westside CDD meeting. Ms. Lansford noted that all meetings will be cancelled except for the meeting to present the proposed Fiscal Year 2027 budget and the meeting to adopt the budget.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

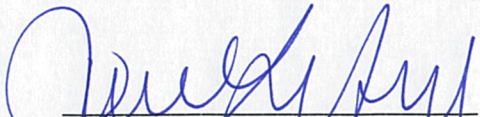
Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Farrell and seconded by Mr. Holmgren, with all in favor, the meeting adjourned at 12:08 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair