

**RESOLUTION NO. 12-01 IP**

A RESOLUTION OF THE INDIAN POINT COMMON FACILITIES DISTRICT OF OSCEOLA COUNTY, FLORIDA, RELATING TO THE IMPOSITION OF SPECIAL ASSESSMENTS TO FUND MAINTENANCE OF THE DISTRICT'S COMMON FACILITIES; ESTABLISHING THE ASSESSMENT FOR FISCAL YEAR 2012-2013; IMPOSING THE ASSESSMENTS AGAINST PROPERTY WITHIN THE DISTRICT; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE INDIAN POINT COMMON FACILITIES DISTRICT OF OSCEOLA COUNTY, AS FOLLOWS:**

**SECTION 1. DEFINITIONS.** This is the Annual Assessment Resolution as defined in Ordinance No. 06-44 (the "Master Ordinance"). All capitalized terms in this Resolution shall have the meanings defined in the Master Ordinance

**SECTION 2. FINDINGS.**

(A) The Master Ordinance authorizes the District to impose Assessments to fund the Maintenance Cost of its Common Facilities.

(B) As required by the terms of the Master Ordinance, notice of a public hearing has been published in a newspaper generally circulated within the County; the proof of publication is attached hereto as Appendix A.

(C) A public hearing has been duly held and comments and objections of all interested persons have been heard and considered as required by the terms of the Master Ordinance.

**SECTION 3. CONFIRMATION OF INITIAL ASSESSMENT RESOLUTION.**  
The Initial Assessment Resolution is hereby confirmed.

**SECTION 4. ASSESSMENTS.**

(A) The Single Family Residential Units within the District are hereby found to be specially benefited by the Maintenance Services. An Assessment of \$350.00 for each Single Family Residential Unit within the District is hereby imposed for Fiscal Year 2012-2013, which shall be the maximum Assessment for any future Fiscal Year unless the District provides published and mailed notice to the owners of property within the District and conducts a public hearing in the manner described in the Master Ordinance prior to adoption of the Annual Assessment Resolution for such Fiscal Year.

(B) The Assessment Roll, which is currently on file in the office of the District Clerk and incorporated herein by reference, is hereby approved. Upon adoption of this Resolution for any future Fiscal Year, the Assessments shall constitute a lien against the property listed on the Assessment Roll equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon adoption of this Resolution or the Annual Assessment Resolution for any future Fiscal Year and shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

**SECTION 5. COLLECTION OF ASSESSMENTS.** The Assessments shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of the Annual Assessment Resolution for each Fiscal Year, the District Clerk shall cause the certification and delivery of the Assessment Roll to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act.

**SECTION 6. EFFECT OF ANNUAL ASSESSMENT RESOLUTION.** The adoption of this Annual Assessment Resolution shall be the final adjudication of the issues presented herein and in the Initial Assessment Resolution (including, but not limited to, the method by which the Assessments will be computed, the Assessment Roll, the maximum annual Assessment, and the levy and lien of the Assessments) unless proper steps are initiated in a court of competent jurisdiction to secure relief within twenty days from the effective date of this Final Assessment Resolution.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** this 4<sup>th</sup> day of April, 2012.

**INDIAN POINT  
COMMON FACILITIES DISTRICT**

By: Donald Sgallata  
President, Donald Sgallata  
Board of Supervisors

ATTEST:

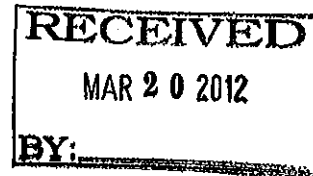
Haley A. Huff  
Secretary/Treasurer

**APPENDIX A**

**PROOF OF PUBLICATION**

# Orlando Sentinel

1215 East Donegan Avenue  
Kissimmee, FL 34744



March 13, 2012

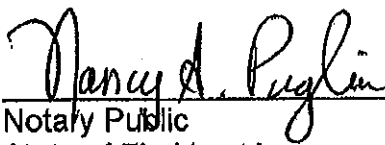
This is to certify that the attached advertisement did publish in The Orlando Sentinel, Osceola Edition on Sunday, March 11, 2012.

  
Anne Cappiello  
Client Services Coordinator  
The Orlando Sentinel

STATE OF FLORIDA  
COUNTY OF OSCEOLA

I, the undersigned authority, hereby certify that the foregoing is a true and correct copy of the instrument presented to me by Anne Cappiello as the original of such instrument.

WITNESS my hand and official seal, this 13th of March, 2012.

  
Notary Public  
State of Florida at Large



My commission expires \_\_\_\_\_

WHAT'S HAPPENING

Outdoors, Environment

Native Plant Society 6:30 p.m. March 15: First United Methodist Church Fellowship Hall, 101 W. Dakin Ave., Kissimmee. The Pine Lily Chapter of the Florida Native Plant Society will have Jessica Sullivan from Osceola County Extension Services give a presentation on Residents' Rights to Florida...

Valley Lane, Kissimmee. Get tips on how to refresh your lawn and garden, and outdoor lighting and proper maintenance of outdoor equipment. Registration required. Free. 321-697-3000.

Master Gardener Spring Plant Sale: 9 a.m.-2 p.m. April 6-April 7, KWLIS Pavilion at Osceola Valley Park, 19th Kissimmee Valley Lane, Kissimmee. Featuring annuals, vegetables, herbs, landscape plants, plus Melaleuca and other plants that benefit the Osceola County Master Gardener's educational programming and scholarship fund.

Renovating Your Landscape: 10 a.m.-noon March 15: Toho Water Authority, 951 Martin Luther King Blvd., Kissimmee. Learn how to renovate your landscape beds with low-maintenance, Florida-friendly plants. Sample designs and plant lists will be given out. Registration is required. Free. 321-697-3000.

4-H Orchard Sale: 10 a.m.-2 p.m. April 11: The Osceola County 4-H Association will conduct its annual orchid sale fundraiser at six locations: Courthouse Square off Emmett Street in Kissimmee, Osceola County Government Center, Park Settlement Road and E. Route 192, Kissimmee; Osceola Heritage Park Extension Services Building, 1921 Kissimmee Valley Lane, Kissimmee; Tractor Supply, 4257 13th St., St. Cloud; Narcoosee Feed and Hardware, 790 Narcoosee Road, St. Cloud; and Harmony Community School cafeteria, 3365 Schoolhouse Road, St. Cloud. Phalaenopsis orchids in white or pink will be on sale for \$12 each. Care instructions will be included with your plant. Proceeds support the Osceola County 4-H Youth Development Program assisting with camp and event scholarships, and awards medals awarded each year. 321-697-3000.

Understanding Your Credit: 6:30 p.m. March 15: UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. Learn how to read a credit report, what your credit score means and how to get a free copy of your credit report every year. Registration required. Free. 321-697-3000.

Revitalize Your Turf: 10:30 a.m. March 16: UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. Learn how to care for your backyard citrus. Topics include variety selection, maintenance, and pest management. Registration required. Free.

Homeworker Irrigation Workshop: 10 a.m.-noon March 26: Toho Water Authority, 951 Martin Luther King Blvd., Kissimmee. Learn how to save on your water bill, operate an irrigation controller, keep landscape healthy, check your system for leaks. Registration required. Free. 407-944-5000.

Money management: 5:30-8:30 p.m. March 21, April 25, 2 p.m. April 19: UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. Learn how to establish financial goals, discover financial potential and develop a plan to make your money work for you. Registration required. Free. 321-697-3000.

Food Preservation: 6-8 p.m. April 17: UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. Learn how to safely can your own fruits and vegetables during this hands-on class. Registration deadline is April 9. \$10 supply fee. 321-697-3000.

Save Money on Your Electric Bill: 1:30-4:30 p.m. 6-9 p.m. March 12: UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. Learn no cost, low cost and some cost actions to save money every month on your electric bill at home. Find out about the Osceola Energy Initiative (OEI) and other

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Walk With Me: A Caregivers Workshop: 6 p.m. March 14, 10 a.m. March 15, Florida Hospital Celebration Health, 400 Celebration Plaza, Kissimmee. Presented by Florida Hospital Hospice Care. Participants will learn how to maintain balance and to create lasting memories of love and comfort with chronically or terminally ill loved ones. Free. 1-800-404-1033.

Using Your Sprinkler System Efficiently: 6-8 p.m. April 26: St. Cloud Civic Center, 3000 7th St., St. Cloud. Learn how to operate your sprinkler system control box and (or) basic sprinkler problems. Registration required. Free. 407-957-7344.

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St. Cloud Parks and Recreation will host a youth fishing tournament March 17 at Barrow Park Pond across the street from St. Cloud Elementary School.

Recreation

Card Bingo and Luncheon: 11:30 a.m. March 16: UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. Hosted by the Osceola County Home 21 Community Educators. Lunch will be served, followed by Card Bingo. \$7. 331-697-3000.

Seniors

Driver safety program: 10 a.m.-4 p.m. March 16: Police and Community Center, 305 Marjold Ave., Pointa Vista. The AARP Driver Safety Program helps participants refine driving skills and develop safe-driving habits. Registration required. \$12 for AARP members, \$14 for nonmembers. 407-846-9145.

Incinerator to lower cost of energy. Registration required. Free. 321-697-3000.

Driver safety program: 10 a.m.-4 p.m. March 31: Harmony Activities Center, 3500 Harmony Square Drive West, Harmony. The AARP Driver Safety Program helps participants refine driving skills and develop safe-driving habits. Registration required. \$12 for AARP members, \$14 for nonmembers. 407-891-2606.

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meeting of Osceola Toastmasters Club 1941. Free. 407-870-0030.

Running/walking club: The St. Cloud Pavement Runners have weekly 5K (3.1 mile) run/walk at 6 p.m. Tuesdays and Thursdays. Details: meta-tion925@aol.com or call 407-791-3296 and leave a message.

Fitness Club: 8:30-9:30 a.m. Mondays, Wednesdays and Fridays; St. Cloud Senior Center, 3011 7th St., St. Cloud. The "Fun 2 B Fit" Club is open to all ages. Bring a mat, towel, weights and water. \$2.50 per class. 407-957-3377.

Seniors Driver safety program: 10 a.m.-4 p.m. March 16: Police and Community Center, 305 Marjold Ave., Pointa Vista. The AARP Driver Safety Program helps participants refine driving skills and develop safe-driving habits. Registration required. \$12 for AARP members, \$14 for nonmembers. 407-846-9145.

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the month: Osceola County Council on Aging, 700 Generation Point, Kissimmee. A group for those caring for a loved one with Alzheimer's disease sponsored by the Alzheimer's & Dementia Resource Center. Bring a brown bag lunch. Free. 407-843-1900.

Substance abuse: 6 p.m. Tuesdays; Park Plaza Behavioral Center, 206 Park Place Blvd., Kissimmee. The Lifering of St. Cloud will meet in the Director's Conference Room. There is no charge for attendance and it is completely open to all persons desiring help in recovering from substance abuse. The only requirement is the desire to stop abusing. Free. 407-856-3876.

Bereavement: 6:30 p.m. Tuesdays; Grief Support Home and Crematory, 803 Emmett St., Kissimmee. The Grief Support Home and Crematory Support Group will meet in the Magnolia Room. Free. 407-206-2273.

Mental illness: 4-5 p.m. Wednesdays; Sunrise Drop-in Center, 921 E. Bruce, Kissimmee. The National Alliance of Mental Illness support group is for the mentally challenged. Free. 407-42-8999.

Substance abuse: 7:30 p.m. Wednesdays; 7300 Regional Hospital, 2006 17th St., St. Cloud. The Lifting of St. Cloud will meet in the Director's Conference Room. There is no charge for attendance and it is completely open to all persons desiring help in recovering from substance abuse. The only requirement is the desire to stay sober. Free. 407-856-3876.

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Easter Easter Egg Hunt: 9 a.m.-11 a.m. April 7; Phegnon Nature Park, 201 Phegnon Way, St. Cloud. There will be arts and crafts, face painting, games and prizes. Children will also be able to play with the Easter Bunny and have their photograph taken for \$5. There will be four different egg groups. The cost is \$2 per child. Bring a basket. Sponsored by St. Cloud Parks and Recreation. 407-957-7243.

Miscellaneous Hospice Volunteer Training: 9 a.m.-4:30 p.m. March 16 and March 23; Cornerstone Hospice, 8009 S. Orange Ave., Orlando. The Orlando region nonprofit Cornerstone Hospice Volunteer Training is a 16-hour certification course. Advance registration required. Free. 407-304-2604.

Tax Help for Low-Income Residents: 9 a.m.-10 p.m. March 16, March 23; Valencia College Osceola, 1800 Penn John Lane, Kissimmee. IRS-trained tax preparers will assist low-to-moderate income individuals and families, students, the elderly, the disabled and those who don't speak or read English well, with their 2011 tax returns and electronic filing through the Volunteer Income Tax Assistance program. Volunteer tax preparers will provide assistance with completing the 1040EZ, 1040A or 1040 tax forms along with schedules A, B, EIC and 2844 (child-care deduction). Bring proof of income, Social Security numbers for self, spouse and dependents, photo identification, copy of last year's return. Free. 407-582-4291.

Other stuff Reading mentors Please turn to Page J3

Orlando Sentinel Publication Date: 03/11/2012 This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

Osceola Flea & Farmer's Market GARAGE SALE at a real Flea Market! Fri / Sat / Sun - 8 H. table. Bids/min. marked \$4.00. extra table \$1.00. Under table \$5.00. extra table \$1.00. For more information call...

The Indian Patel Custom Hardtles District is conducting a public hearing for the purpose of hearing public concern regarding its proposed special rezoning area and begin for next fiscal year. The public hearing will be conducted at the Osceola County Administration Building, 1 Courthouse Square, Suite 4127 Kissimmee, Florida 34741, on April 4, 2012, beginning at 6:00 P.M. or soon thereafter.

A.S.A.P POOL SERVICES LLC Jba RGL PROPERTY PRESERVATION Serving Osceola, Polk and Seminole Counties COMMERCIAL AND RESIDENTIAL We offer Lawn and Pool care, Residential and Commercial Cleaning, Home Maintenance, Concrete Services. 830 N. John Young Parkway, Kissimmee, FL 34741 407.409.6351

Support groups Alzheimer's disease: noon the second Friday of the month

Legal Notices

Notice of Administration of the estate of ROSEMARY TIMBERLL

Legal Notices Sull Notices

Legal Notices Clerk of the Circuit Court

**CERTIFICATE  
TO NON-AD VALOREM ASSESSMENT ROLL**

**I HEREBY CERTIFY** that I am the President of the Indian Point Common Facilities District of Osceola County, Florida; as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for the Indian Point Common Facilities District is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

**I FURTHER CERTIFY** that, in accordance with the Uniform Assessment Collection Act, this certificate and the attachment of the same to the herein described Non-Ad Valorem roll will be delivered to the Osceola County Tax Collector by September 15, 2012.

**IN WITNESS WHEREOF**, I have subscribed this certificate and directed the same to be delivered to the Osceola County Tax Collector and made part of the described Non-Ad Valorem Assessment roll this 4<sup>th</sup> day of April, 2012.

Total number of assessed parcels	490
Amount per parcel	\$ 350
<b>Total assessment amount to be collected</b>	<b>\$ 171,500</b>

**INDIAN POINT COMMON  
FACILITIES DISTRICT**

By: Don Sgallata  
Don Sgallata  
President