#### **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

President, Donald Sgallata

Board of Supervisors

ATTEST:

### APPENDIX A

### PROOF OF PUBLICATION

# Orlando Sentinel

1215 East Donegan Avenue Kissimmee, FL 34744 MAR 2 0 2012 BY:

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

NANCY A. PUQLIA
MY COMMISSION # EE 092240
EXPIRES: June 11, 2018
Bonded Tiru Nofary Public Underwritors

My commission expires

#### WHAT'S HAPPENING

### Outdoors.

Environment

content

in any way exploit or repurpose any

þ works,

may not create derivative

킻

indicated.

and page

date

Orlando Sentinel on the

The

.⊆

03/11/2012

This E-Sheet(R) is provided as conclusive evidence that the ad appeared

**Publication Date:** 

Color Type:

2 x 2 B&W

COMMON

Ь

INDIAN

Osceola/J 2/OSC

Section/Page/Zone:

Description

Client Name:

Advertiser:

091063201 091063201

Insertion Number:

lando Sentin

Ad Number

CFD / SPECIAL ASSESSMENS

Environment
Native Plant Society
6:30 pm March15; First
United Methods: Chuch
Felovaship Hall, 10 VV. Dahin
Ava., Kissminus. The Pine
Lly Clapter of the Plant
Native Plant Society will have
Jessica Sullivant from Osceeda
County Extension Services
give a presentation on Residents' Rights to Florida
Friendly Landscaping, Sullivan will discuss what to do
when you want to plant
when you want to plant van will discuss what to do when you want to plant alternatives to lawn and your Home Owners' Association tries to enforce covenants contrary to Florida Statute 3.73 paragraph 3b. Free. 407-433-4483.

Master Gardener Spring Master Gardener Spring Plant Sale: 9 a.m. - 2 pm. April 6-April 7: KVLS Poxition at Osceola Heritage Park, 1911 Kissimmee Valley Lane. Kissimmee, Featuring annuals, vegetables, herits, landscape plants, plus Melaleuca much. Proceeds benefit the Osceola County Master Gardenor's educations. ter Gargener's educational

If the Oscoda County Mas-ter Gardene's advantantal programming and star anilo fund, 321-697-3000. 4-H Orchid Sale: 10 a m-2 pm. Aprili.6 The Oscoda County 4-H Association will conduct its annual orchid sale fundasier at six loca-tions: Courthous Square of Emmett Street in Rissim-mer, Oscoda County Gov-ernment Center, Parth Sat-thement Road and E. Routi 192. Rissimmer, Oscoda Hartagap Park June. Rissimmer Tiactor Supply, 4257 13h St., 35. Cloud, Narcoss-ser Feed and Hardway Park Assim-ment Tiactor Supply, 4257 13h St., 35. Cloud, Narcoss-ser Feed and Hardway Park Auroossee Road, 3c. Cloud, Anacossee Road, 3c. Cloud, Phadasnopsis orchids in 194 Phadasnopsis orchids in Phadasnopsis orchids in Phadasnopsis orchids in Phadasnopsis orchids in Schoolhouse Road, St. Cloud. Phalaenopsis orchids in white or pink will be on sale for \$12 each. Care Instruc-tions will be included with your plant. Proceeds support the Osceola County 4-H Youth Development Program assisting with camp and event scholarships, and awards materials needed each year, 321-697-3000.

#### Health

Health
Walk With Mer & Caregivers Workshop 6 pp.
Walk With Mer & Caregivers Workshop 6 pp.
Autach IA, 10 am March 15,
Florida Hospital Calebration
Health, 400 Celebration
Place, Rissimmee, Presented
by Florida Hospital Hospice
Care, Participants will leam
how to maintain balance and
to create lasting memories of
love and confort with
chronically or terminally ill
loved ones, Free, I-800-404133.

#### Classes

Gardening, Lawn Care and Outdoor Maintenan 6-8 p.m. March 14; UF/IFAS Osceola County Extension Services, 1921 Kissimmee

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

aquipment. Negistration required. Fire. 32-997-300. Preventing for aclosure. 6-320 pm. Narch is, Jupit 5. April 91. UF/Fire 5 Occord 5. County 6 to from Services. Kissimmen Learn how to save your borne from foract-box et through better money management. Communication with your lender and identifying other mortgage payment forectors pre-vention options. Registration Israelired. Fine. 32:697-3000. Renovating Your Lands-cape: 10 am. noon March 15. Toho Water Authority, 951 Martin Luther King Bird.

S. Tho Wilder Authority, 95t Martin Luther King Bhot. Martin Luther King Bhot. Kitsimmee, Learn how to leven upyour bandscape beets with low-maintenance. Florida-Friendy plants. Sample designs and plant itsis will be given out. Registration required. Free. 407-944- 5000. Understanding Your Credit: 67-30 p.m. March 15; UF/FIAS Osceola County Extension Services, 1921 Kissimmee Valley Lane. Kissimmee Valley Lane. Kissimmee Valley Lane. Kissimmee Valley Lane. Western of the Country Extension Second machine and your credit score means and your credit score means and your credit score means and

read a credit report, what your credit scom means and what influences it, and how to get a free copy of your credit report every year. Registration required. Free, 321-697-3000.

921-697-3000.
Cftrus care: 6:30-8 pm. April 920. Urfus care: 6:30-8 pm. April 20. Urfus Screeces County Extension Services. 921 Kissimmee Valley Lane. Kissimmee Valley Lane. Kissimmee to your backyardictus. Topks include variety setection, maintenance, and pest manuscensi. Medit interest.

Topics include variety selection, maintenance, and pest management. Registration required. Feet with which the selection of t

Kissimmee Valley Lane, Kissimmee Learn how to estabish financial goals, discover financial potential and devalop a plan to make your money work for you. Registration required. Fize. 321-697-3000.

321-697-3000.
Save Money on Your
Blactic Billt 130-4-30 p.m.
6-9 p.m. March 22 U.F/FRS.
Osceola County Extension
Services 3021 likesimmee
Valley Lane, Kisshmee
Laarnno cost, low cost and
some cost actions to save
mostly every growth on your
electric bill at home. Find out
about the Osceola Energy
initiative (OEI) and other



incentives to lower cost of

incenthes to lower cost of energy, Registration required. Free, 32+69-3000. Homsowner Irrigation workshops 10 a.m.noon March 24. Toho Water Authority, 931 Marchutuher king Blidd, Klössmines, Learn how to sax on your water bill, operate an irrigation confider, helps landiscape healthy, checklyour system for leaks. Registration required, Free, 407-944-3000. Food Preservation 6-8 pm. Aprill 17, UP/TIPAS Dissocial County Extension Services, Y21 Kisstimme, Learn how to

1921 Kisstmmee, Learn how to safely can your own fruits and vegetables during this hands-on class. Registration deadline is April 9, 110 supply fee, 321-697-3000.

fee. 321-697-3000.

Using Your Sprinkler
System Efficiently: 6-8 p.m.
Apri 26: 51: Cloud Crize Canter, 300/1715 St., 51: CloudLearnhow to operate your
sprinkler system control box
and fix basis sprinkler problems. Registration required.
Free. 407-957-7344.

#### Youth

Pishing tournament: 7-9 a.m. March 17; Barrow Pit Pond across the street from St. Cloud Elementary School, 2701 Budinger Ave., St. Cloud. Registration is required. \$3 per child. All participants

segistration is required, as per child, all part logants must bring fishing poles and tackle Presentably St. Control of the Co

and AMF bowling, Registration deadline is March 14. 407-847-2388.

Card Bingo and Lunch-son: It 30 a.m. March 16; UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Rissimmee valley Lane, Kissimmee, Hosted by the Osceola County Home & Community Educators, Lunch will be served, fol-lowed by Card Bingo, \$7, 321-697-3000.

Center, 777 N. Palm Ava. Kkasmmen. All ages vei-come. Free. 407-433-6791. OSCAR TOASTMARTER Fluid. 515-6:30 p.m. Mon-days; Oscado County Asso-ciation of Realtors, Ibô Shady Lare, Kissimmen. Free. 407-646-4500. Toastmarters: 730 e.m. Friddys; Kissimmen. Wathority Building, 170fCarroll Street, Kissimmen. A

Kissimmee Farmers Market.

#### Recreation

Serior Center, 300 funds st., St. Cloud. There will be all her band. \$3, 400-493. Full be all her band. \$3, 400-493. Full be all her band. \$3, 400-493. Full be all her band. Fu Aging of Central Florida) have published an information booklet called the 50FYLI/destyle Golde. It is available for fine at public libraries and senior centers in Orange, Seminolo, Osceola and Berward counties. Information includes help information in the formation in the information in

representative can contact Seniors vs. Crime at the Council on Aging, 700 Gener-ation Point, Barney Veal Center, Kissimmee, 407-846-8532, Ext. 230.

Support groups Alzheimer's disease: noon the second friday of

the month; Oscaola County Council on Aging, 700 Gener-ation Point, Kissimmee. A ation Point, Kissimmee. A group for those caring for a loved one with Altheimer's disease sponsored by the Altheimer's & Dementia Resource Center, Bring a brown bug lunch, Free, 407-443-1910. 843-1910

meeting of Osceola Toa masters Club 1841, Free, 407-870-0030.

407-670-0030.
Running/walking club:
The St. Cloud Pavement.
Pounders have weekly 5K (31 mile) run/waks at 6 p.m.
Tuesdays and Thursdays.
Details: moitation/525@sud.com or call
407-791-3296 and leave a message.

407-791-3296 and leave a message. Fitness Club: 8:30-9:30 am. Mondays: Nednesdays and Firdays; St. Cloud Serior Center, 31017th St., St. Cloud: The Fun2-Birli Club is open to all ages. Bring a mat, towel, weights and water \$2.50 per class. 407-957-3372

SCHIOTS
Driver safety program: 10
a.m. 4 p.m. March 16, Poinciena Community Centic. 395
Marigold Ave., Poincian. The
AAPP Driver Safety Program
helps partic pents refine
driving skills and develop
safe-driving tablist. Registration required. \$12 for AARP
members. \$40 For normmebers. 407-846-9945.
Driver safety program 0.

Driver safety program: 9

Driver safety program: 9 a.m.-4 p.m. March 31 Har-mony Activities Center, 3500 Harmony, The AARP Driver Safety Program helps particl-pants refine driving skills and develop safe-driving habits.

develop safe-driving habits. Registration required. \$12 for AARP members, \$14 for nonnembers. 407-891-2606. Dance-6:30-9 pm. Tues-days; Osceola County Coun-cil on Aging, 700 Generation Point, Klissimmer. There will be ive, traditional country

water. \$2.5 957-3377. Seniors

Substance abuse: 6 p.m. Substance abuse: 6 p.m. Tuesdays; Park Place Behav-ioral Center, 200 Park Place Bivd., Kissimmee. The Lifera-ing of St. Cloud wall meet in the Director's Conference Room. There is no charge for attendance and it is comattendance and it is completely open to all persons destring help in recovering from substance abuse. The only requerement is the desire to stay sober, Fee, 407-556-3876.

Bereavement: 6-7:30 p.m. Tuesdays: Grissom Runeral Home and Crematory, 803 Emmet 51; Kissimmen. The Cornerstone Hospica Bereavement Support Group.

Corressoner respect services server ment Support Group will meet in the Magnoša Room, Free, 407-206-2273, Mental Illness: 4-5 p.m. Wednesdays; Surnise Drop-In Center, 92 N. Clyde Ava.

In Center, 92 N. Clyde Ava., Kissimmer. The National Alliance of Mentallifness support group is for the mentally challenged. Free. 407-422-8999. Substance abuse: 7:30 pm. Wednesdays; St. Cloud Regional Hospital. 2006 17th St., St. Cloud. The LifeRing of St. Cloud will meet in the Dizector's Conference Room. St. Usud will meet in the Dizector's Conference Room. There is no charge for at-tendance and it is completely open to all persons desuling help in recovering from sub-stance abuse. The only reoutrement is the desire to stay sober, Free, 407-556-3976.

#### Easter

Enster

Easter Egg Hunt. 9-Ita.m. Appl 7: Peghon Nature Park, 2010 Peghon Way, St. Cloud. There withis a rist and crafts, face painting, games and prizes. Children will also be able to meet with the Easter Burry and have their photo-graph taken for \$5. There will be four different eightunt aga groups. The cost is \$2 per child. Ping a basket. Sponsored by \$5. Cloud Parks and Recreation. 407-967-7243.

#### Miscellaneous

Hospice Volunteer Training: 9 a.m. 4:30 p.m. March 16 and March 23; Cornerio and March 23, Corner-stoner kosches, 2000 change Ans., Chlando, The Orlando Ans., Chlando, The Orlando region neopose Volun-teer Training is a 16-hox certification crusus, Advance registration sequence free. 407-304-200 Am - Inom. March 16, March 23, Valencia Collego Goscela, 1800 Denni John Lane, Kleisimmen, IRS-trained tax prepares will asset tow-to-moderate-income endangular dara-

income individuals and famiincome individuals and families, students, the elderly, the disabled and those who don't speak or read English well, with their 20litax returns and electronic filing through the Volunteer income Tax Assistance program. Volunteer tax preparagram. Whinteer tax prepar-ers will provide assistance with completing the 1040EZ, 1040A or 1040 long forms with schedules A. B. EC and 2441 (childcare deduction). Bung 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

Please turn to Page 13



# Flea & Farmer's Market GARAGE SALE at a real Flea Market - Fri / Sat / Sun - 8 It, table. Uutside mer market St. 03, edia table St. 03 Under rood St. 03, edia table St. 03 Far used merchandise only. THE IMAGE ARITHMENT OF THE IMAGE ARITHMENT ARI Tired of the mainstream business world or have you recently been taid off from your current job? THEN START YOUR OWN BUSINESS! THE COST IS MINIMAL AND THE PROPIES ARE YOUR OWN. ngfons + SCO Becths - Free Pallong - Open Roman SM ghout - Free Althussen - Free Britishinment - Under Reel DOR THE CORNING IN A PROPERTY OF THE PROPERTY

## In secondance with Chapter 25%, Florida Statutes, the pathle is advised that if a presen decident to appeal any theoriest made by the Board of Supervisors white regord to any matter considered at this bearing, that present may need to econe that a verthering record of the proceedings is made, which exceed the recording and reduces upon which the appeal is to be board. All morning facilities are necessible in necessary, with the American with Distriction Act, Amy additional concessing activations will be provided with a Other necessary accordance and the provided with a Other necessary accordance and the Decide of the Board at 407–432 (190). A.S.A.P POOL SERVICES LLC dba RGL PROPERTY PRESERVATION Serving Osceola, Polk and Seminole Countries COMMERCIAL AND RESIDENTIAL We after Lawn and Post care, Residential and Commercial Cleaning, Home Maintenaure. Convierge Services. 830 N. John Young Parkway, Kissimmee. FL 34741

mathous: Square, State 4727 Kissistano juning at 0.01 P.M. or wood thereafter.

The Indian Point Common Excillities Pictriet is conducting a public leaving for the purpose of hearing public commont regarding its required occul assessment are and budget for more than 19 sets. The pithic hearing will be conducted of the Oucoda Cousty Administration Piolities (Conducting Sept. Single 479; Kohemaco Piolitis) 3741; etc., pp. 184, 2012.

### 407 409 6351 .egalNotices



IN RE: ESTATE OF ROSEWARY TIMBRELL. NOTICE TO CREDITORS AUTHORIST ST. The extent of ROLL OAK PARTIES ST. In EXTENSIVE ST. IN EXTEN













Working - a new Wednesday

# 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

Total assessment amount to be collected \$ 171,500

INDIAN POINT COMMON FACILITIES DISTRICT

By: Don Sgaliata Don Sgaliata

President