

RESOLUTION NO. 13-02 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 2013-2014; IMPOSING THE ASSESSMENTS AGAINST PROPERTY WITHIN THE DISTRICT; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, notice of public hearing to consider assessment rates have been mailed to the owner of each parcel of property within the Indian Point Common Facilities District and the owner of each parcel of property subject to the Indian Point Common Facilities District, the affidavit of mailing being attached as Appendix B, and

WHEREAS, the assessment roll, as herein approved, together with the correction of any errors or omissions shall be delivered to the Tax Collector for collection using the tax bill collection method in the manner prescribed by law. The assessment roll, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll for the Indian Point Common Facilities District, in substantially the form attached hereto as Appendix C.

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 \$450.00 for each Single Family Residential Unit within the District is hereby imposed for Fiscal Year 2013-2014, 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 16th day of April, 2013.

**INDIAN POINT
COMMON FACILITIES DISTRICT**

By: Donald Sgallata
President, Donald Sgallata
Board of Supervisors

ATTEST:

By: Allan VanDenBosch
Secretary/Treasurer, Allan VanDenBosch
Board of Supervisors

APPENDIX A

PROOF OF PUBLICATION

Orlando Sentinel

1215 E. Donegan Ave.
Kissimmee, FL 34744

March 25, 2013

This is to certify that the attached advertisement did publish in The Orlando Sentinel, Osceola Edition on Sunday, March 24, 2013.

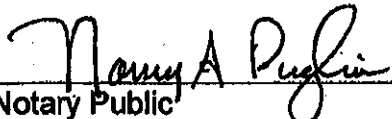


Anne Cappiello
Client Services Coordinator
The Orlando Sentinel

STATE OF FLORIDA
COUNTY OF OSCEOLA

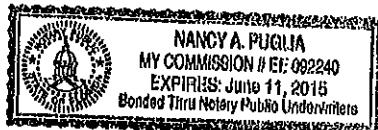
I, the undersigned authority, hereby certify that the foregoing is a true and correct copy of the instrument presented to me by Anne Cappiello as the original of such instrument.

WITNESS my hand and official seal, this 25th day of March, 2013.



Notary Public
State of Florida at Large

My commission expires _____



WHAT'S HAPPENING

Spotlight event

4-H Orchid Sale 10 a.m.-2 p.m. March 29. The Osceola County 4-H Association will conduct its annual orchid sale fundraiser at seven locations: Courthouse Square off Emmett Street in Kissimmee; Osceola County Government Center, Partin 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; Narcoossee Feed and Hardware, 790 Narcoossee Road, St. Cloud; Harmony Community School cafeteria, 3365 Schoolhouse Road, St. Cloud; and St. Cloud City Hall, 1100 9th St., St. Cloud. Philadelphia orchids will be on sale for \$13 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 materials needed each year. 321-697-3000.

Outdoors, Environment

Kissimmee Valley Audubon Society 6:45 p.m. March 26. Kissimmee Utility Authority Building, 701 Carroll Street, Kissimmee. Jenny Welch, president of the Pine Lily Chapter of the Florida Native Plant Society, will present the program "Feeding Backyard Birds the Natural Way." She will explain how you can have a yard that supports a healthy variety of birds and other wildlife, and you may not ever have to buy a bag of birdseed. Free. 407-729-5160.

Osceola County Master Gardeners Spring Plant Sale 9 a.m.-2 p.m. April 12-April 13. KVLS Pavilion at Osceola Heritage Park, 1921 Kissimmee Valley Lane, Kissimmee. Featuring bromeliads, native Florida plants, annuals, edible plants, herbs, and perennials, plus melaleuca nuts. Proceeds benefit the Osceola County Master Gardeners' educational projects, including supporting an annual college scholarship for a local high school student interested in horticulture. Admission is free. 321-697-3000.

Shingle Creek Adventure Challenge/Family Fun Challenge 7 a.m.-2 p.m. April 21. Shingle Creek Regional Park, Babbs Landing, 2491 Babbs Road, Kissimmee. The annual Shingle Creek Adventure Challenge is open to two-, three- and four-person teams interested in healthy, heart-pumping competition while exploring some of Osceola County's pristine natural areas via 23 mile bike challenge, three mile canoe or kayak and five mile run. The Family Challenge consists of canoeing and running. Registration begins at 6 a.m. \$20-\$70 depending on event. 407-742-8223.

Classes
Rejuvenate Your Lawn and Landscape 6:30-8 p.m. March 25. UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. Learn how to rejuvenate your plants and get them looking in tip top shape again. Registration required. Free. 321-697-3000.
Money management 2-5

p.m. March 27. 5:30-6:30 p.m. April 10. 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.

Introduction to the Cottage Food Law 6:30-8 p.m. March 27. UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. The newly passed Cottage Food Law allows certain products to be made in home kitchens and sold via various outlets. If you are interested in pursuing a small business of providing canned and baked goods to the public, this informational session will answer many questions regarding this law. Advance registration required. Free. 321-697-3000.

Gating for Market 6-8 p.m. March 27. Pheasant Nature Park, 2101 Pheasant Way, St. Cloud. Learn about growing produce to sell at farmer's markets. Get an overview of growing lists for market farming, what consumers want to buy, market requirements, and business considerations. There will also be a question-and-answer session. Registration required. Free. 321-697-3000.

Maintaining a Florida Friendly Landscape 6:30-8:30 p.m. March 28. UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. Learn simple tips of maintaining a landscape in Central Florida that will help save time, money and aggravation. Registration required. Free. 321-697-3000.

Spring Gardening Series: Trees 101 6-8 p.m. April 9. UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. Learn how to select the right variety of tree for Central Florida, along with proper tree planting and pruning techniques. Registration required. Free. 321-697-3000.

Spring Gardening Series: What's Buggin' in the Landscape? 7-8 p.m. April 16. UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. Learn about the most common insects and diseases found in Florida landscapes and what can be done to control them. Registration required. Free. 321-697-3000.

Spring Gardening Series: Designing for Landscape Color 6-8 p.m. April 23. UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. Learn some basic landscape design concepts by using annuals and perennials suited for Central Florida. Free. 321-697-3000.



ORLANDO SENTINEL FILE PHOTO

The Osceola County 4-H Association will conduct its annual orchid sale fundraiser March 29 at seven locations throughout the county.

Kissimmee. Learn and make your own hyperbolic planters that have the look of stone planters without the heavy weight. These ingenious planters that drain well. This is a hands-on experience and may be messy. Registration deadline is April 8. \$10. 321-697-3000.

Spring Gardening Series: Bat Your Landscape 6-8 p.m. April 11. UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. Learn how to use edible plants in your everyday landscape. Registration required. Free. 321-697-3000.

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Spring Gardening Series: Growing Citrus and other Fruits 6-8 p.m. April 23. UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. Learn how to care for citrus trees in your home landscape and what other kinds of tropical and deciduous fruits that may grow in Central Florida. Free. 321-697-3000.

Spring Gardening Series: What went wrong in the Landscape? 7-8 p.m. April 25. UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee. Find out what may have gone wrong in your landscape and learn of some mistaken identities in the landscape. Free. 321-697-3000.

Fundraisers
Charity Golf Tournament 8 a.m. April 13. Orange Lake Resort & Country Club, 8605 W. Ilo Bronson Memorial Highway, Kissimmee. Sponsored by the Corpus Christi Knights of Columbus in Celebration. Proceeds will benefit several local charities. Tournament is a four-person scramble (best ball). \$95. 407-566-7766.

Run/Dreams 5K Run Run/Walk 7:30 a.m. April 20. Neuman Resort, 7593 Gathering Drive, Kissimmee. Hosted by the Sunshine Foundation Dream Village.

which answers dreams of children living with chronic illnesses, physical challenges and the trauma of abuse. Participants are invited to dress as their favorite superhero to walk or run. Costumes are optional, but a prize will be awarded for first place costume winner, as well as the top male, female and youth runners. \$10-\$30. 863-424-4188.

"For the Kids" golf tournament 8:30 a.m. April 24. Neuman Resort, 7593 Gathering Drive, Kissimmee. The GFWC Four Corners Junior Women's Club is sponsoring its second annual golf tournament to benefit The First Tee, which impacts the lives of children by providing learning facilities and educational programs that build character, instill life-enhancing values and promote healthy choices through the game of golf. \$100 includes lunch. 863-424-6485.

Youth
Cooking classes 5:30-6:30 p.m. for ages 4-7; 6:30-7:30 p.m. for ages 8-12. Thursdays beginning April 11. Orange Gardens Community Center, 186 George St., Kissimmee. Sponsored by Kissimmee Parks, Recreation and Public Facilities Department. Chef Pebbles will provide a safe environment to develop self-confidence and the life-long skill of cooking. Participants will be taught basic culinary secrets while creating restaurant quality dishes. Registration required. \$65 per month for ages 4-7; \$70 per month for ages 8-12. 407-518-2360.

Midnight Basketball for Students 6 p.m.-midnight. Registration is off-line. "KTAG Life" Midnight Basketball for youth in middle school to high school. "KTAG Life" is named after the Kissimmee Teen Advisory Group and gives students in Kissimmee an opportunity to shoot hoops and gather with friends for a fun and safe Friday night. All classes may be subject to change due to scheduling conflicts. \$1,407-518-2590.

Recreation
Osceola Coon Club 6 p.m. April 1, May 6, Broadway Plaza Box, 403 Broadway St., Kissimmee. Free. 407-518-2590.
Bluegrass Jam Sessions 1-3:30 p.m. April 7, May 5. Osceola County Historical Society Museum on the grounds of Pioneer Village, 7500 E. Bass Road, Kissimmee. Musicians from around the vicinity will participate. Only "acoustic" bluegrass music is performed. The sessions are free and spectators are welcome. Bring a chair. There is a separate admission for visitors wishing to view the buildings and exhibit in the Pioneer Village. 407-396-8644.

Osceola Crafter's Guild 10 a.m. April 15; Osceola Center for the Arts, 2411 E. Ilo Bronson Memorial Highway, Kissimmee. The Osceola Crafter's Guild is looking for new crafters. The guild hosts an annual Holiday Gift Bazaar in November and

Please turn to Page J2

The Indian Point Common Facilities District is conducting a public hearing for the purpose of having public comment regarding its proposed special assessment rate and budget for next fiscal year. The public hearing will be conducted at the Osceola County Administration Building, 1 Courthouse Square, Suite 4106, Kissimmee, Florida 34741, on April 16, 2013, beginning at 2:30 P.M. or soon thereafter.

In accordance with Chapter 286, Florida Statutes, the public is advised that if a person decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at this hearing, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Any additional necessary accommodations will be provided with a 48 hour notice. For more information call the Clerk of the Board at 407-742-2100.

The Indian Point Common Facilities District is conducting a public hearing for the purpose of realigning their FY 13 budget to include their fund balances. The public hearing will be conducted at the Osceola County Administration Building, 1 Courthouse Square, Suite 4106, Kissimmee, Florida 34741, on April 16, 2013 beginning at 2:30 P.M. or soon thereafter.

In accordance with Chapter 286, Florida Statutes, the public is advised that if a person decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at this hearing, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Any additional necessary accommodations will be provided with a 48 hour notice. For more information call the Clerk of the Board at 407-742-2100.

Orlando Sentinel

Publication Date: 03/24/2013

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APPENDIX B

AFFIDAVIT OF MAILING

AFFIDAVIT OF MAILING

STATE OF FLORIDA
COUNTY OF OSCEOLA

BEFORE ME, the undersigned authority, personally appeared Marisela Lopez, who, after being duly sworn, deposes and says:

1. I, Marisela Lopez, as Special Assessments Coordinator for Osceola County, Florida, am responsible for mailing notices required by Section 9 of Resolution No. 09-01 IP, adopted by the Board of Supervisors of the Indian Point Common Facilities District (the "District") on April 9, 2009.

2. On or before March 24, 2013, I mailed, or directed the mailing of, a notice in accordance with Section 9 of Resolution No. 09-01 IP by first class mail, to the owner of each parcel of property located within the District in conformance with the requirements of Ordinance No. 06-44, at the address shown on the real property assessment tax roll maintained by the Osceola County Property Appraiser for the purpose of the levy and collection of ad valorem taxes.


FURTHER AFFIANT SAYETH NOT.


Affiant

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by Marisela Lopez, who is personally known to me or who has produced _____ as identification and did (did not) take an oath.

WITNESS, my hand and official seal this 1st day of April, A.D., 2013


Signature of person taking acknowledgment

Name of acknowledger (printed)

My commission expires: _____



APPENDIX C

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

**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, 2013.

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 16th day of April, 2013.

Total number of assessed parcels	490
Amount per parcel	\$ 450
Total assessment amount to be collected	\$ 220,500

**INDIAN POINT COMMON
FACILITIES DISTRICT**

By: Don Sgallata
Don Sgallata, President
Board of Supervisors