

## RESOLUTION NO. 15-01 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 2015-2016; IMPOSING THE ASSESSMENTS AGAINST PROPERTY WITHIN THE DISTRICT; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

**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 B.

**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 which has been amended by Ordinance Nos. 07-27, 08-10, 08-13, 11-03 and 12-17 (collectively, 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 2015-2016, 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 8<sup>th</sup> day of April, 2015.

**INDIAN POINT  
COMMON FACILITIES DISTRICT**

By: Donald Sgallata  
President, Donald Sgallata  
Board of Supervisors

ATTEST:

Bill Sirigas  
Secretary/Treasurer, William "Bill" Sirigas  
Board of Supervisors

**APPENDIX A**

**PROOF OF PUBLICATION**

# Orlando Sentinel

1215 E. Donegan Ave.  
Kissimmee, FL 34744

March 19, 2015

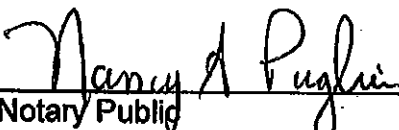
This is to certify that the attached advertisement did publish in The Orlando Sentinel, Osceola Edition on Thursday, March 12th, 2015.

  
\_\_\_\_\_  
Anne Cappiello  
Client Services Coordinator  
The Orlando Sentinel

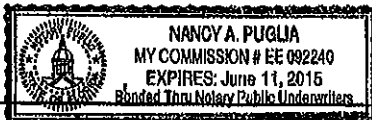
STATE OF FLORIDA  
COUNTY OF OSCEOLA

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 19<sup>th</sup> day of March, 2015.

  
\_\_\_\_\_  
Notary Public  
State of Florida at Large

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



WHAT'S HAPPENING

Spotlight event

Central Florida Kol and Goldfish Show: The annual judged kol show will feature more than 250 entries from across the county...

Listings are subject to change. Please call in advance.

Class

Home management: Learn how to establish financial potential and develop a plan to make your money work for you...

Plant propagation: Learn how to start and multiply your own plants through seeds, cuttings, and division...

Vegetable garden workshop: Learn how to plan a garden, prepare the soil, what to plant, when to plant...

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Homeowner Irrigation: Learn how to save on your water bill, operate an irrigation controller, keep landscape healthy...

Quit Smoking Now: Program sponsored by the Florida Area Health Education Center Network and the Florida Department of Health...

Festival/Show

Civil War re-enactment: The 27th annual "Battle at Narcoossee Mill" will be presented by Jacob Sumner...

Fundraiser

Card Bingo and lunch: Hosted by the Osceola County Home and Community Educators...

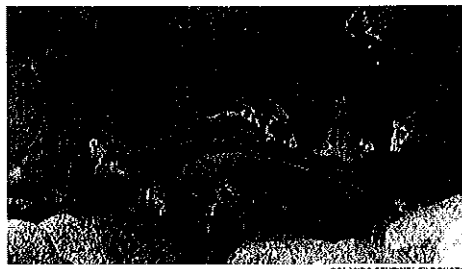
March for Meals: Sponsored by the Osceola Council on Aging, the event will include a 5K (21 mile) run and walk...

Preschool Storytime at the Park: The City of Kissimmee Parks, Recreation and Public Facilities Department has partnered with Osceola County Library Systems...

Get in the spirit with Walt: The St. Cloud Urban Agricultural Program will present "Preserving our Natural Environment" for children ages 7-8...

History Comes Alive - U.S. Women's Movement: Members of The Woman's Club of St. Cloud will pay tribute to historical women who battled to reshape the roles and rights of women in the United States...

Health: "Quit Smoking Now" program sponsored by the Florida Area Health Education Center Network and the Florida Department of Health...



The Central Florida Kol and Goldfish Show will be March 13-14 at the International Parks Resort and Conference Center in Orlando.

March 26-April 30, Osceola County YMCA, 2711 W. Mablette St., Kissimmee, free, 1-877-252-6094.

Kids & Family

Movie at the lakefront: The St. Cloud Parks and Recreation Department will show "Big Hero 6" (rated PG) on a giant inflatable movie screen...

Storytime at the Park: The City of Kissimmee Parks, Recreation and Public Facilities Department has partnered with Osceola County Library Systems...

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will be provided. Registration at the Civic Center is encouraged. 9 a.m.-noon Saturday, Barrow Pit Pond across the street from St. Cloud Elementary School, 2701 Badinger Ave., St. Cloud, \$7.50 per child, 407-957-7243.

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to Medicare beneficiaries and their families. All counseling is provided one-on-one by certified SHINE volunteer counselors on Medicare, Medicaid, and Prescription Drug Plans. Bring a list of all your medications or Rx bottles, insurance card, and red, white and blue Medicare card. Counseling is available at the following times and locations:

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Osceola County Historical Society Narcoossee Area Chapter: The Narcoossee Area Chapter of the Osceola County Historical Society will meet. Their first project is to protect and restore the circa 1886 schoolhouse in Narcoossee...

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Orlando Sentinel
Client Name: 3114152-1
Advertiser: CFD/Special Assessments
Section/Page/Zone: Osceola Zone/G001/OSC
Description: Indian Point
Ad Number: 3114152-1
Insertion Number: 2 x 3
Size: B&W
Color Type: B&W
Publication Date: 03/12/2015
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.

The Crescent Lakes Common Facilities District Board of Supervisors is scheduling their May 7, 2015, FY15 Third Quarter meeting at 6:00 PM, at the Osceola County Administration Building, 1 Courthouse Square, Suite 4727, Kissimmee, Florida 34741.

The Crescent Lakes Common Facilities District Board of Supervisors is scheduling their Third Quarter Regular Board Meeting to be conducted at the Osceola County Administration Building, 1 Courthouse Square, Suite 4727, Kissimmee, Florida 34741, on June 4, 2015, at 6:00 PM 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 407-742-2106.

The Indian Point Common Facilities District is conducting a public hearing for the purpose of hearing 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 4702, Kissimmee, Florida 34741, on April 08, 2015, beginning at 6:00 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 407-742-2106.

Social/Hobby Clubs

Celebration/Kissimmee Duplicate Bridge Club: Play sanctioned ACBL Duplicate bridge. 2 a.m. Fridays, Cele-

**APPENDIX B**

**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, 2015.

**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 8<sup>th</sup> day of April, 2015.

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

**INDIAN POINT COMMON  
FACILITIES DISTRICT**

By: Donald Sgallata  
Donald Sgallata, President  
Board of Supervisors