

RESOLUTION NO. 18-01 IC

A RESOLUTION OF THE INDIAN CREEK 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 2018-2019; 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 Creek 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 CREEK 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, 12-17 and 2014-124 (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 \$400 for each Single Family Residential Unit within the District is hereby imposed for Fiscal Year 2018-2019, 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 9th day of May, 2018.

**INDIAN CREEK
COMMON FACILITIES DISTRICT**

By: Neal Kaplan
President, Neal Kaplan
Board of Supervisors

ATTEST:

By: Alan Jones
Secretary/Treasurer, Alan Jones
Board of Supervisors

APPENDIX A

PROOF OF PUBLICATION

Orlando Sentinel

Publication Date: 04/12/2018

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.

Ad Number: 5549211-1

Insertion Number:

Size: 2 x 3

Color Type: B&W

Client Name:

Advertiser:

Section/Page/Zone: Osceola Zone/G001/OSC

Description: Indian Creek CFD FY18/19budget hear

CFD/Special Assessments

Osceola Zone/G001/OSC

Indian Creek CFD FY18/19budget hear

WHAT'S HAPPENING

Spotlight event

Osceola County Master Gardeners' spring plant sale: Featuring annuals, perennials, herbs, landscape plants, shrubs and trees. Master Gardeners will be available for advice on planting, care and maintenance. Proceeds benefit the Master Gardeners' educational programming. 9 a.m.-2 p.m. April 13-14, KVLS Pavilion at Osceola Heritage Park, 1911 Kissimmee Valley Lane, Kissimmee, admission is free, 321-697-3000.

Listings are subject to change. Please call in advance.

Class

Money management: Learn how to establish financial goals, discover financial potential and develop a plan to make your money work for you. Advance registration required. 2-5 p.m. April 18, 5-8 p.m. May 2, 2-5 p.m. May 16, UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee, free, 321-697-3000.

Community

City-wide garage sale: The St. Cloud City Council has designated the April 20-22 weekend for a city-wide garage sale under the auspice of a city-wide permit issued by the City Council. This means any person within city limits may have a garage sale on their property on any of the three designated days without possessing a permit. Details: 407-957-7224.

Document shredding: This is the Kiwanis Club of Kissimmee's annual document shredding service to the public. 9 a.m.-noon April 21, FDOT Park and Ride Lot behind the Speedway station on Shady Lane at the Turnpike entrance, Kissimmee, free, 407-593-2252.

Culture

Concert: The Osceola Community Chorus along with H2O A Cappella Choir will present "The Music of Movies & Television." 3 p.m. May 6, First United Methodist Church, 101 W. Dakin St., Kissimmee, \$10, 407-847-3700.

Festival/Show

Downtown St. Cloud Classic Car Cruise-In: The event features classic vehicles on display in St. Cloud's historic downtown. Car-lovers can view details such as engines, exteriors, tires and upholstery. Owners of older cars, trucks and classics are invited to bring their vehicles by 5 p.m. and park along New York Avenue, between 10th Street and 11th Street. The free event is from 5-8 p.m. the fourth Wednesday of every month. Details: 407-957-7243.

Fundraiser

Card Bingo and luncheon: Hosted by the Home & Community Education Clubs of Osceola. Lunch will be served, followed by Card Bingo. Proceeds will be used for scholarships for Osceola County youth to attend college. 11:30 a.m. April 13, UF/IFAS Osceola County Extension Services, 1921 Kissimmee Valley Lane, Kissimmee, \$9 includes lunch and games, 321-697-3000.

Bromeliads and Baked Goods: Sponsored by the Narcoossee Area Chapter of the Osceola County Historical Society. Colorful bromeliads will be offered for \$5

each or 5 for \$20. All proceeds will go toward the restoration of the circa 1886 Narcoossee Schoolhouse. 8-11 a.m. April 21, Historic Narcoossee Schoolhouse, 5026 Yukon St., Narcoossee, admission is free, 407-301-7857.

Night at the Museum: Learn about the people who lived in Osceola County and settled St. Cloud. After the theatrical performance, the film, "Night at the Museum," will be shown. Popcorn will be served. Sponsored by St. Cloud Heritage Museum and St. Cloud Parks and Recreation Department. 7 p.m. April 27, St. Cloud Heritage Museum, 1012 Massachusetts Ave. St. Cloud, \$5, 407-957-7243.

Golf tournament: Presented by the City of St. Cloud Public Services staff. Proceeds will benefit We Dare to Care Inc., a charitable organization that supports and raises funds to help City of St. Cloud employees and their family members who need assistance. 8 a.m. May 19, Royal St. Cloud Golf Links, 5310 Michigan Ave., St. Cloud, \$70 per person or \$250 per foursome includes lunch, refreshments and prizes, 407-957-7326.

Health

Tools To Quit Smoking class: Sponsored by the Florida Area Health Education Center Network and the Florida Department of Health. Free carbon monoxide testing materials and nicotine patches for participants (while supplies last). Advanced registration required. 10-11:30 a.m. April 25, Wellmed at Oak Commons, 591 Oak Common Blvd., Kissimmee, free, 877-252-6094.

Tools To Quit Smoking class: Sponsored by the Florida Area Health Education Center Network and the Florida Department of Health. Free carbon monoxide testing materials and nicotine patches for participants (while supplies last). Advanced registration required. 12:30-2 p.m. April 25, Florida Hospital Celebration, 400 Celebration Place, Celebration, free, 877-252-6094.

Library

Deaf education series: The Communication Center for the Deaf and Hard of Hearing deaf education series is sponsored by American Sign Language Services Inc. and Global Video Relay Services. A sign language interpreter is provided. 6-8 p.m. the second and fourth Tuesday of the month, Hart Memorial Central Library, 211 E. Dakin Ave., Kissimmee, free, 407-742-8888.

Friends of the Library: Osceola County has several Friends of the Library groups, each meeting in a branch of the Osceola library System. Funds raised from book sales are used for promoting literacy through library programs. Membership is \$5 per year. Details: 407-892-7428.

Other

Lake watchers needed: Florida Lakewatch is looking for residents of Osceola County who are ready to roll up their sleeves and make a contribution to the future of Florida lakes. The University of Florida group, authorized by the Legislature, monitors water quality. If you own a boat and have a few hours each month to volunteer, you might be a candidate for the lake-monitoring program. Lakewatch trains volunteers to collect water and algae samples and water-clarity information that document a



The Osceola County Master Gardeners' Spring Plant Sale will be Friday and Saturday at the KVLS Pavilion at Osceola Heritage Park in Kissimmee.

lake's nutrient levels. Baseline data are established, providing residents and water managers with a useful tool for managing lakes. In return for participation, volunteers receive training in monitoring procedures, sampling materials, annual reports of their monthly data, quarterly educational newsletters, access to aquatic sciences experts at the University of Florida, and invitations to regularly scheduled Florida Lakewatch activities. Details: Dan Willis at 1-800-525-3928.

Medicare help: SHINE (Serving Health Insurance Needs of Elders) has three counseling sites in Osceola County. SHINE provides free counseling and information to Medicare beneficiaries and their families. All counseling is provided one-on-one by certified SHINE volunteer counselors on Medicare, Medigap/HMO, 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:

- 10 a.m.-noon, the second and fourth Tuesday of every month, St. Cloud Community Center, 310117th St., St. Cloud, 407-957-7390.
- 10 a.m.-noon, first and third Tuesday of every month, Barney E. Veal Center, 700 Generation Point, Kissimmee, 407-846-8532.
- 10 a.m.-noon, the second Wednesday of every month, Hart Memorial Central Library, Room 104, 211 E. Dakin Ave., Kissimmee, 407-742-8888.

Senior

Driver safety program: The AARP Driver Safety Program's Smart Driver Course helps participants refine driving skills and develop safe driving habits. Upon completion of the course, Florida drivers 55 or older may be eligible for vehicle insurance discounts. Registration required. 9 a.m.-4 p.m. April 17, May 15, Osceola Council on Aging, 700 Generation Point, Kissimmee, \$15 for AARP members, \$20 for nonmembers, 407-593-1957.

Heel and Toe Square Dance Club: No experience is necessary; beginners will get lessons at the start of the evening. Individuals, couples and families welcome; first time dancers, please call first. 6:30-9:30 p.m. Mondays, St. Cloud Community House, 716 Indiana Ave., St. Cloud, for first-timers, the first dance is free; after that, dances are \$5 per person, 863-207-5410.

Osceola Stamp Club: Meet other stamp collectors and swap, trade or sell stamps. 12:30-2:30 p.m. the first and third Wednesday of the month, Osceola Council on Aging, 700 Generation Point, Kissimmee, free, 407-705-3593.

Celebrate Bridge: A friendly and relaxed atmos-

phere and light refreshments open to players at all levels. American Contract Bridge League sanctioned game issuing master points. Computer-generated hands with makeable deal analyses. 11 a.m. Fridays, Celebration Town Hall, 851 Celebration Ave., Celebration, \$6 for three hour session, 781-760-2137.

Social/Hobby Clubs

St. Cloud Euchre Club: Seeks players of all levels for friendly games. 6:30 p.m. Tuesdays, St. Cloud Shuffleboard Club, 701 Ohio Ave., St. Cloud, \$1, 407-957-7883.

St. Cloud Pinochle Club: Seeks friendly players of all levels. 6:30 p.m. Wednesdays and Saturdays, St. Cloud Shuffleboard Club, 701 Ohio Ave., St. Cloud, \$1, 407-892-2749.

Kissimmee Cribbage Club: Seeking experienced cribbage players for nine-games against nine players, in weekly Grass Roots tournaments. 12:30 p.m. Wednesdays, Elks Lodge, 1655 Kings Highway, Kissimmee, \$10, 407-973-4620.

St. Cloud Cribbage Club: Seeks experienced players weekly at all levels for eight friendly games. 6:20 p.m. Thursdays, St. Cloud Shuffleboard Club, 701 Ohio Ave., St. Cloud, \$1, 407-891-7881.

St. Cloud Grass Roots Cribbage Club: ACC sanctioned club seeks experienced players for weekly "short version" tournaments of six games. Cash prizes. 6:20 p.m. Tuesdays, St. Cloud Shuffleboard Club, 701 Ohio Ave., St. Cloud, \$6, 321-431-0950.

Toastmasters International Club - St. Cloud Speaks: The public is invited to attend a meeting as observers or as participants and to join the club, if so desired. 1-2 p.m. Tuesdays, St. Cloud City Hall, 1300 9th St., St. Cloud, free, 407-957-7398.

Heel and Toe Square Dance Club: No experience is necessary; beginners will get lessons at the start of the evening. Individuals, couples and families welcome; first time dancers, please call first. 6:30-9:30 p.m. Mondays, St. Cloud Community House, 716 Indiana Ave., St. Cloud, for first-timers, the first dance is free; after that, dances are \$5 per person, 863-207-5410.

Osceola Stamp Club: Meet other stamp collectors and swap, trade or sell stamps. 12:30-2:30 p.m. the first and third Wednesday of the month, Osceola Council on Aging, 700 Generation Point, Kissimmee, free, 407-705-3593.

Celebrate Bridge: A friendly and relaxed atmos-

phere and light refreshments open to players at all levels.

Parkinson's disease: Sponsored by The Florida Hospital Parkinson Outreach Center for persons with Parkinson's and their caregiver. The group will offer group discussion and educational presentations. 3-4 p.m. April 19, Florida Hospital Celebration Health, 400 Celebration Place, Kissimmee, free, 407-303-5295.

Al-Anon: Open to anyone who has been affected by the disease of alcoholism. The group shares experiences, strengths and hope in order to solve their common problems. 7:30 p.m. Tuesdays, First Presbyterian Church, 15 Church St., Kissimmee, free, 407-896-4929.

Al-Anon: Open to anyone who has been affected by the disease of alcoholism. The group shares experiences, strengths and hope in order to solve their common problems. 10 a.m. Saturdays, Rebus Clubhouse, 1614 Orange Ave., St. Cloud, free, 407-348-9299.

Parkinson's disease: 10 a.m. the second Thursday of the month, Good Samaritan Society - Kissimmee Village, 4197 S. Orange Blossom Trail, Kissimmee, free, 407-348-5772.

Alzheimer's caregivers: noon-1:30 p.m. the second Friday of the month, Osceola County Council on Aging, 700 Generation Point, Kissimmee, free, 800-272-3900.

Across county lines

Festival/Show

Garden Festival: The Orlando Garden Club's Garden Festival 2018 will feature vendors selling plants, birdhouses, decorative garden art, DIY projects, raffle and a lunch. Scheduled presentations from 10 a.m.-2 p.m. featuring Robert Bowden, Tom MacCubbin, Ed Thralls and Robert Hartman. Proceeds will benefit UF scholarship awards and charities. 9 a.m.-3 p.m. April 14, Orlando Garden Club, 710 E. Rollins St., Orlando, admission is free, 407-894-2250.

Central Florida Earth Day: The event will include healthy living and eco-friendly exhibitors, speakers and presentations; nonprofit groups; games for kids; restaurant booths; dog and cat adoptions; environmental and humane education; artist and craft corners; food preparation demonstrations; and live music and entertainment. 10 a.m.-6 p.m. April 21, Lake Eola Park, 512 E. Washington St., Orlando, free, 321-331-8559.

Joseph Rassel of the Sentinel staff compiled this report. To submit an item e-mail communityevents@orlandosentinel.com.

The Indian Creek 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 2501/2502 Kissimmee, Florida 34741, on May 9, 2018, beginning at 12:00 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 407-742-2100.

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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 Creek 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 Creek 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, 2018.

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 9th day of May, 2018.

Total number of assessed parcels	462
Amount per parcel	\$ 400
Total assessment amount to be collected	\$ 184,800

**INDIAN CREEK COMMON FACILITIES
DISTRICT**

By: Neal Kaplan
Neal Kaplan, President
Board of Supervisors