

RESOLUTION NO. 17-01 IRV

A RESOLUTION OF THE INDIAN RIDGE VILLAS 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 2017-2018 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 Ridge Villas 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 RIDGE VILLAS 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 \$315.00 for each Single Family Residential Unit within the District is hereby imposed for Fiscal Year 2017-2018, 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 18th day of May, 2017.

**INDIAN RIDGE VILLAS
COMMON FACILITIES DISTRICT**

By: Patrick M. Titler
President, Patrick M. Titler
Board of Supervisors

ATTEST:

By: [Signature]
Secretary/Treasurer, Barbara Fretz
Board of Supervisors

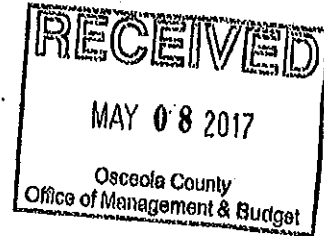
APPENDIX A

PROOF OF PUBLICATION

Orlando Sentinel

1215 E. Donegan Ave.
Kissimmee, FL 34744

April 24, 2017



This is to certify that the attached advertisement did publish in The Orlando Sentinel, Osceola Extra section on Thursday, April 20th, 2017.

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 24th day of April, 2017.

Cheryl Alli

Notary Public
State of Florida at Large



My commission expires _____

Ad Number: 4903473-1

Insertion Number:

Size: 2 x 3

Color Type: B&W

Client Name:

Advertiser:

Section/Page/Zone: Osceola Zone/G002/OSC

Description: Indian Rdge Villas CFD FY18 Budg Pu

Orlando Sentinel

Publication Date: 04/20/2017

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.

ALZHEIMER'S?

Does someone you care for have Alzheimer's disease? Meridian Research needs volunteers for a study of an investigational Alzheimer's disease drug. To qualify, individuals must:

- be 50 to 85 years of age
- have mild cognitive impairment or mild Alzheimer's disease
- have a study partner who can attend visits

Eligible participants will receive study-related care, monitoring and investigational drug or placebo. Reimbursement for time and travel may be available to patients and study partners who qualify and participate. No medical insurance is necessary.

For more information, please call Meridian Research today!



407-644-1165
MAILAND/ORLANDO
Eva Maria Hewick, DO, FAAP

WWW.NEWSTUDYINFO.COM

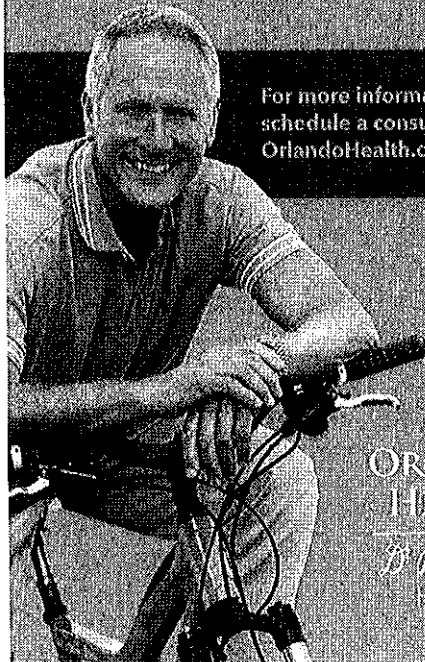
I choose an active lifestyle once again. I choose Orlando Health.

Orlando Health is proud to now offer Mako™ minimally invasive surgery for total hip replacement and partial knee replacement to relieve pain caused by osteoarthritis.

Advantages of Mako robotic-arm assisted surgery over traditional surgery:

- Implants are custom-designed by your surgeon to fit your unique anatomy
- Patients typically experience rapid pain relief and a quick return to their active lifestyle

For more information, or to schedule a consultation, visit OrlandoHealth.com/Mako.



ORLANDO HEALTH
By *ORLANDO HEALTH*
Flexion™

WHAT'S HAPPENING

Continued from Page D1

House, 716 Indiana Ave., St. Cloud, for first-timers, the first dance is free; after that, dances are \$5 per person, 863-207-5400.

Kissimmee Valley Audubon Society: Dr. Judith McCarley, DVM, will speak about animal-related public health problems in our communities, such as the toxic plasmodium parasite, which is widespread worldwide and can have serious consequences to human health. It is spread in a cycle with rodents and cats as the main vectors. 6:45 p.m. April 25, Kissimmee Utility Authority, 1701 W. Carroll St., Kissimmee, free, 407-729-5568.

American Sewing Guild South Orlando Neighborhood Group: Programs cover many aspects of sewing and quilting and all levels are welcome. First two visits are free, then ASG membership is required. 10:30 a.m. the second Saturday of the month, Heartfelt Quilting and Sewing, 401 S. John

Young Parkway, Kissimmee, 407-620-9545.

Celebrate Bridges: A friendly and relaxed atmosphere and light refreshments open to players at all levels. American Contract Bridge League sanctioned game using master points. Computer-generated deals - with makeable deal analyses. 11 a.m. Fridays, Celebration Town Hall, 851 Celebration Ave., Celebration, \$6 for three hour session, 787-760-2037.

Kissimmee Bridge Club: All bridge players welcome to join duplicate bridge play, with or without a partner. All skill levels welcome, room 3 p.m. Wednesdays, Oak Street Park Community Center, 777 N. Palm Ave., Kissimmee, \$1 contribution for snacks, 407-524-9545.

The Crafty Ladies: The group meets to knit and crochet lap blankets for veterans. Donations of new, unused yarn are needed. Wednesday afternoons, St. Cloud Community Center, 3017th St., St. Cloud, free, 407-288-3069.

Support Group

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, Rebel Clubhouse, 1014 Orange Ave., St. Cloud, free, 407-896-4929.

Parkinson's disease: 10 a.m. The second Thursday of the month, Good Samaritan Society - Kissimmee Village, 4975 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 Conestoga Point, Kissimmee, free, 800-272-3900.

Central Florida Stroke Club: A stroke support group for people who are deaf, their families and caregivers meets in The Palms Conference Room, first floor, noon-1 p.m. the first Tuesday of the month, Florida Hospital Celebration Health, 400 Celebration Place, Kissimmee, free, 407-303-5500.

Deaf Expressions Peer Support Group: The group provides an opportunity for people who are deaf to meet, discuss topics, and resolve problems through group discussion. Monthly topics vary according to member requests. 5:30 p.m. the second Tuesday of the month, Oak Street Park Community Center, 777 N. Palm Ave., Kissimmee, free, 321-280-2625.

Across county lines

Class

Introduction to the Orange County Master Gardener Program: Learn how master gardeners deliver information to residents on designing, planting and caring for landscapes and gardens in a "Florida-Friendly" way. The program will include a guided tour of the Exploration Gardens, which highlight plant materials suitable for Central Florida. Advance registration required. 9-11:30 a.m. April 26, Orange County Extension Education Center, 60215 Conway Road, Orlando, free, 407-254-9920.

Beginner bridge: A certified instructor will be teaching beginner lessons. Call to register. 9-11 a.m. Thursdays beginning April 27, Orlando Metropolitan Bridge Center, 756 Bennett Road, Orlando, \$12 for nine-week course includes book and light refreshments, 321-331-8003.

Dance: Enjoy music and get exercise at the same time. 10-11:30 a.m. Saturdays for experienced dancers, 3-4:30 p.m. Sundays for beginners, Winter Park Community Center, 721 W. New England Ave., Winter Park, \$8 per class, 407-592-7835.

Tai chi and chikung: 1:30 a.m.-12:30 p.m. Mondays and Fridays, Winter Park Presbyterian Church, 400 S.

Please turn to Page G3

The Indian Ridge Villas 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, Kissimmee, Florida 34741, on May 18, 2017, beginning at 7:00 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 407-742-2100.

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 Kissimmee, Florida 34741, on May 10, 2017, 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.

The Indian Creek Common Facilities District is conducting a public hearing for the purpose of readopting their FY17 budget to include their fund balance. The public hearing will be conducted at the Osceola County Administration Building, 1 Courthouse Square, Suite 2501 Kissimmee, Florida 34741, on May 10, 2017 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.

APPENDIX B

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

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

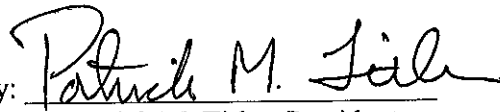
I HEREBY CERTIFY that I am the President of the Indian Ridge Villas Common Facilities District of Osceola County, Florida; as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for the Indian Ridge Villas Common Facilities District is properly 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, 2017.

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 18th day of May 2017.

Total number of assessed parcels	307
Amount per parcel	\$ 315
Total assessment amount to be collected	\$ 96,705

**INDIAN RIDGE VILLAS COMMON
FACILITIES DISTRICT**

By: 
Patrick M. Titler, President
Board of Supervisors