

**ORANGE BLOSSOM
RANCH**

**COMMUNITY DEVELOPMENT
DISTRICT**

April 3, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Orange Blossom Ranch Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

March 27, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Orange Blossom Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Orange Blossom Ranch Community Development District will hold a Regular Meeting on April 3, 2025 at 6:00 p.m., at The Ranch at Orange Blossom Amenity Center, 1938 Hawthorn Road, Naples, Florida 34120. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisor Lori Fraternalte - Seat 5, *(the following to be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 3 and Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date
6. Consider Appointment of Qualified Elector to Fill Seat 3; *Term Expires November 2028*
 - A. Administration of Oath of Office to Appointed Supervisor

- B. Consideration of Resolution 2025-03, Appointing a Qualified Elector to Fill the Vacancy in Seat 3 on the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; Providing for Severability, Conflicts and an Effective Date
- 7. Consider Appointment of Qualified Elector to Fill Seat 4; *Term Expires November 2028*
 - A. Administration of Oath of Office to Appointed Supervisor
 - B. Consideration of Resolution 2025-04, Appointing a Qualified Elector to Fill the Vacancy in Seat 4 on the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; Providing for Severability, Conflicts and an Effective Date
- 8. Consideration of Resolution 2025-05, Electing and Removing Officers of the District and Providing for an Effective Date
- 9. Consideration of Resolution 2025-06, Approving Proposed Budgets for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date
- 10. Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
- 11. Acceptance of Unaudited Financial Statements as of February 28, 2025
- 12. Approval of Minutes
 - A. August 8, 2024 Public Hearing and Regular Meeting
 - B. November 7, 2024 Landowners' Meeting
- 13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Barraco and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt & Associates, LLC*

- NEXT MEETING DATE: August 7, 2025 at 6:00 PM [Adoption of FY26 Budget]

- QUORUM CHECK

SEAT 1	JERRY MILLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	NANCY MILLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DONALD ECKERTY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ZAHIRA BUCHANAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	LORI FRATERNATE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Board Members' Comments/Requests
15. Audience Comments
16. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 415-516-2161.

Sincerely,



Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS’ ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Orange Blossom Ranch Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the within Collier County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners’ meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners’ meeting was held on November 7, 2024, the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvass the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

NAME OF SUPERVISOR	SEAT NUMBER	NUMBER OF VOTES
Lori Fraternalte	5	1

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

NAME OF SUPERVISOR	TERM OF OFFICE	SEAT NUMBER
Lori Fraternalte	4-year term	5

Section 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3RD DAY OF APRIL, 2025.

Attest:

**ORANGE BLOSSOM RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 3 AND SEAT 4 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Orange Blossom Ranch Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on November 5, 2024, two (2) members of the Board of Supervisors (the “Board”) were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no (0) Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare two seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following seats are hereby declared vacant effective as of November 19, 2024:

- Seat #3 (currently held by Donald E. Eckerty)
- Seat #4 (currently held by Zahira Buchanan)

SECTION 2. Until such time as the District Board nominates a Qualified Elector to fill the vacancies declared in Section 1 above, the incumbent Board Members of the respective seats shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 3rd day of April, 2025.

ATTEST:

**ORANGE BLOSSOM RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

6B

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT APPOINTING A QUALIFIED ELECTOR TO FILL THE VACANCY IN SEAT 3 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Orange Blossom Ranch Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on November 5, 2024, two (2) members of the Board of Supervisors (the "Board") were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, pursuant to Florida law, there was a qualifying period for candidates intending to run for the seats on the Board up for election; and

WHEREAS, one of the seats up for election was Seat 3; and

WHEREAS, at the close of the qualifying period no Qualified Elector qualified to run for Seat 3, which seat was available for election by the Qualified Electors of the District; and

WHEREAS, in accordance with Section 190.006(3)(b), Florida Statutes, the Board adopted Resolution 2025-02 on April 3, 2025 declaring Seat 3 as vacant, effective as of November 19, 2024; and

WHEREAS, pursuant to applicable law, a Qualified Elector is to be appointed to the vacant seats within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution appointing a Qualified Elector to fill the declared vacancy in Seat 3.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. APPOINTMENT TO FILL VACANCY. The following person is hereby appointed to fill the following seat, with said appointment becoming effective as of the effective date of this Resolution:

Seat 3: _____

SECTION 2. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 3. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 3rd day of April, 2025.

ATTEST:

**ORANGE BLOSSOM RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

7B

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT APPOINTING A QUALIFIED ELECTOR TO FILL THE VACANCY IN SEAT 4 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Orange Blossom Ranch Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on November 5, 2024, two (2) members of the Board of Supervisors (the "Board") were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, pursuant to Florida law, there was a qualifying period for candidates intending to run for the seats on the Board up for election; and

WHEREAS, one of the seats up for election was Seat 4; and

WHEREAS, at the close of the qualifying period no Qualified Elector qualified to run for Seat 3, which seat was available for election by the Qualified Electors of the District; and

WHEREAS, in accordance with Section 190.006(3)(b), Florida Statutes, the Board adopted Resolution 2025-02 on April 3, 2025 declaring Seat 4 as vacant, effective as of November 19, 2024; and

WHEREAS, pursuant to applicable law, a Qualified Elector is to be appointed to the vacant seats within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution appointing a Qualified Elector to fill the declared vacancy in Seat 4.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. APPOINTMENT TO FILL VACANCY. The following person is hereby appointed to fill the following seat, with said appointment becoming effective as of the effective date of this Resolution:

Seat 4: _____

SECTION 2. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 3. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 3rd day of April, 2025.

ATTEST:

**ORANGE BLOSSOM RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

8

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Orange Blossom Ranch Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following is/are elected as Officer(s) of the District effective April 3, 2025:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of April 3, 2025:

Gary Henderson Chair

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Andrew Kantarzhi is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 3rd day of April, 2025.

ATTEST:

**ORANGE BLOSSOM RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

9

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Orange Blossom Ranch Community Development District ("**District**") prior to June 15, 2025, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 7, 2025

HOUR: 6:00 p.m.

LOCATION: The Ranch at Orange Blossom Amenity Center
1938 Hawthorn Road
Naples, Florida 34120

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Collier County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3RD DAY OF APRIL, 2025.

ATTEST:

**ORANGE BLOSSOM RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A: Fiscal Year 2025/2026 Proposed Budget

EXHIBIT A: Fiscal Year 2025/2026 Proposed Budget

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
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**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025			Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	
REVENUES				
Assessment levy: on-roll - gross	\$ 108,615			\$ 108,615
Allowable discounts (4%)	(4,345)			(4,345)
Assessment levy: on-roll - net	104,270	\$ 99,530	\$ 4,740	104,270
Total revenues	104,270	99,530	4,740	104,270
EXPENDITURES				
Professional & administrative				
Supervisors	4,000	-	4,000	4,000
Management/accounting/recording	48,000	20,000	28,000	48,000
Legal	14,675	186	14,489	14,675
Engineering	10,000	-	10,000	10,000
Audit	5,900	-	5,900	5,900
Arbitrage rebate calculation	750	-	750	750
Dissemination agent	1,000	417	583	1,000
Trustee	5,000	-	5,000	5,000
Telephone	200	83	117	200
Postage	500	89	411	500
Printing & binding	500	208	292	500
Legal advertising	1,500	152	1,348	1,500
Annual special district fee	175	175	-	175
Insurance	6,850	-	6,850	6,850
Contingencies/bank charges	500	412	88	500
Website maintenance	705	-	705	705
Website ADA	210	-	210	210
Property appraiser	1,629	2,679	-	2,679
Tax collector	2,172	1,989	183	2,172
Total expenditures	104,266	26,390	78,926	105,316
Net increase/(decrease) of fund balance	4	73,140	(74,186)	(1,046)
Fund balance - beginning (unaudited)	98,230	121,644	194,784	120,598
Fund balance - ending (projected)	98,234	194,784	120,598	120,602
Assigned				
Working capital	31,335	-	5,500	5,500
Committed				
Reserve study	3,000	-	-	-
Unassigned	63,899	194,784	115,098	86,267
Fund balance - ending (projected)	\$ 98,234	\$ 194,784	\$ 120,598	\$ 120,602

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 4,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	14,675
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	10,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities. In addition, utility dedications and Engineer's report if required by Trust Indenture.	
Audit	5,900
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,850
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges, automated AP routing, and other miscellaneous expenses incurred during the year.	
Website maintenance	705
Website ADA	210

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Property appraiser	
The property appraiser charges 1.5% of the assessments collected.	1,629
Tax collector	
The tax collector charges 2% of the assessments collected.	<u>2,172</u>
Total expenditures	<u><u>\$ 104,266</u></u>

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2019
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 705,128				\$ 705,128
Allowable discounts (4%)	(28,205)				(28,205)
Net assessment levy - on-roll	676,923	\$ 646,010	\$ 30,913	\$ 676,923	676,923
Interest	-	12,924	-	12,924	-
Total revenues	676,923	658,934	30,913	689,847	676,923
EXPENDITURES					
Debt service					
Principal	200,000	-	200,000	200,000	210,000
Interest	452,420	226,210	226,210	452,420	444,220
Property appraiser	10,577	-	10,577	10,577	10,577
Tax collector	14,103	12,911	1,192	14,103	14,103
Total expenditures	677,100	239,121	437,979	677,100	678,900
Excess/(deficiency) of revenues over/(under) expenditures	(177)	419,813	(407,066)	12,747	(1,977)
Fund balance:					
Beginning fund balance (unaudited)	676,501	691,942	1,111,755	691,942	704,689
Ending fund balance (projected)	676,324	\$ 1,111,755	\$ 704,689	\$ 704,689	702,712
Use of fund balance:					
Debt service reserve account balance (required)					(326,120)
Interest expense - November 1, 2026					(217,805)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 158,787</u>

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2019 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			222,110.00	222,110.00	9,140,000.00
05/01/26	210,000.00	4.100%	222,110.00	432,110.00	8,930,000.00
11/01/26			217,805.00	217,805.00	8,930,000.00
05/01/27	220,000.00	4.100%	217,805.00	437,805.00	8,710,000.00
11/01/27			213,295.00	213,295.00	8,710,000.00
05/01/28	230,000.00	4.100%	213,295.00	443,295.00	8,480,000.00
11/01/28			208,580.00	208,580.00	8,480,000.00
05/01/29	240,000.00	4.100%	208,580.00	448,580.00	8,240,000.00
11/01/29			203,660.00	203,660.00	8,240,000.00
05/01/30	250,000.00	4.850%	203,660.00	453,660.00	7,990,000.00
11/01/30			197,597.50	197,597.50	7,990,000.00
05/01/31	260,000.00	4.850%	197,597.50	457,597.50	7,730,000.00
11/01/31			191,292.50	191,292.50	7,730,000.00
05/01/32	275,000.00	4.850%	191,292.50	466,292.50	7,455,000.00
11/01/32			184,623.75	184,623.75	7,455,000.00
05/01/33	290,000.00	4.850%	184,623.75	474,623.75	7,165,000.00
11/01/33			177,591.25	177,591.25	7,165,000.00
05/01/34	300,000.00	4.850%	177,591.25	477,591.25	6,865,000.00
11/01/34			170,316.25	170,316.25	6,865,000.00
05/01/35	315,000.00	4.850%	170,316.25	485,316.25	6,550,000.00
11/01/35			162,677.50	162,677.50	6,550,000.00
05/01/36	330,000.00	4.850%	162,677.50	492,677.50	6,220,000.00
11/01/36			154,675.00	154,675.00	6,220,000.00
05/01/37	350,000.00	4.850%	154,675.00	504,675.00	5,870,000.00
11/01/37			146,187.50	146,187.50	5,870,000.00
05/01/38	365,000.00	4.850%	146,187.50	511,187.50	5,505,000.00
11/01/38			137,336.25	137,336.25	5,505,000.00
05/01/39	385,000.00	4.850%	137,336.25	522,336.25	5,120,000.00
11/01/39			128,000.00	128,000.00	5,120,000.00
05/01/40	405,000.00	5.000%	128,000.00	533,000.00	4,715,000.00
11/01/40			117,875.00	117,875.00	4,715,000.00
05/01/41	425,000.00	5.000%	117,875.00	542,875.00	4,290,000.00
11/01/41			107,250.00	107,250.00	4,290,000.00
05/01/42	445,000.00	5.000%	107,250.00	552,250.00	3,845,000.00
11/01/42			96,125.00	96,125.00	3,845,000.00
05/01/43	470,000.00	5.000%	96,125.00	566,125.00	3,375,000.00
11/01/43			84,375.00	84,375.00	3,375,000.00
05/01/44	495,000.00	5.000%	84,375.00	579,375.00	2,880,000.00
11/01/44			72,000.00	72,000.00	2,880,000.00
05/01/45	520,000.00	5.000%	72,000.00	592,000.00	2,360,000.00
11/01/45			59,000.00	59,000.00	2,360,000.00
05/01/46	545,000.00	5.000%	59,000.00	604,000.00	1,815,000.00
11/01/46			45,375.00	45,375.00	1,815,000.00
05/01/47	575,000.00	5.000%	45,375.00	620,375.00	1,240,000.00
11/01/47			31,000.00	31,000.00	1,240,000.00
05/01/48	605,000.00	5.000%	31,000.00	636,000.00	635,000.00
11/01/48			15,875.00	15,875.00	635,000.00
05/01/49	635,000.00	5.000%	15,875.00	650,875.00	-
Total	9,140,000.00		6,689,245.00	15,829,245.00	

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
MF/TH 20'	264	\$ 107.54	\$ 684.59	\$ 792.13	\$ 792.13
MF/SFA 35'	296	107.54	684.59	792.13	792.13
SFD 52'	350	107.54	684.59	792.13	792.13
SFD 62'	100	107.54	821.51	929.05	929.05
Total	1,010				

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

10

RESOLUTION 2025-07

A RESOLUTION OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Orange Blossom Ranch Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Collier County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Collier County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 3rd day of April, 2025.

Attest:

ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>The Ranch at Orange Blossom Amenity Center 1938 Hawthorn Road, Naples, Florida 34120</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
April 2, 2026	Regular Meeting	6:00 PM
August 6, 2026	Public Hearing & Regular Meeting	6:00 PM

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund	Debt Service Fund Series 2019	Capital Projects Fund Series 2019	Total Governmental Funds
ASSETS				
Cash	\$ 213,882	\$ -	\$ -	\$ 213,882
Investments				
Revenue	-	776,876	-	776,876
Reserve	-	326,120	-	326,120
Construction	-	-	63	63
Due from general fund	-	8,759	-	8,759
Undeposited funds	611	-	-	611
Prepaid expense	6,477	-	-	6,477
Total assets	<u>\$ 220,970</u>	<u>\$ 1,111,755</u>	<u>\$ 63</u>	<u>\$ 1,332,788</u>
LIABILITIES				
Liabilities:				
Accounts payable	\$ 4,142	\$ -	\$ -	\$ 4,142
Due to Developer	2,035	-	-	2,035
Due to debt service fund	8,759	-	-	8,759
Developer advance	11,250	-	-	11,250
Total liabilities	<u>26,186</u>	<u>-</u>	<u>-</u>	<u>26,186</u>
FUND BALANCES				
Restricted for				
Debt service	-	1,111,755	-	1,111,755
Capital projects	-	-	63	63
Unassigned	194,784	-	-	194,784
Total fund balances	<u>194,784</u>	<u>1,111,755</u>	<u>63</u>	<u>1,306,602</u>
Total liabilities and fund balances	<u>\$ 220,970</u>	<u>\$ 1,111,755</u>	<u>\$ 63</u>	<u>\$ 1,332,788</u>

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 1,377	\$ 99,530	\$ 104,270	95%
Total revenues	<u>1,377</u>	<u>99,530</u>	<u>104,270</u>	95%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	4,000	0%
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	-	186	14,675	1%
Engineering	-	-	10,000	0%
Audit	-	-	5,900	0%
Arbitrage rebate calculation**	-	-	750	0%
Dissemination agent*	83	417	1,000	42%
Trustee*	-	-	5,000	0%
Telephone	17	83	200	42%
Postage	-	89	500	18%
Printing & reproduction	42	208	500	42%
Legal advertising	(612)	152	1,500	10%
Annual special district fee	-	175	175	100%
Insurance	-	-	6,850	0%
Contingencies/bank charges	88	412	500	82%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
Property appraiser	-	2,679	1,629	164%
Tax collector	28	1,989	2,172	92%
Total professional & administrative	<u>3,646</u>	<u>26,390</u>	<u>104,266</u>	25%
Excess/(deficiency) of revenues over/(under) expenditures	(2,269)	73,140	4	
Fund balances - beginning	197,053	121,644	98,230	
Fund balances - ending	<u>\$ 194,784</u>	<u>\$ 194,784</u>	<u>\$ 98,234</u>	

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 8,938	\$ 646,010	\$ 676,923	95%
Interest	3,693	12,924	-	N/A
Total revenues	<u>12,631</u>	<u>658,934</u>	<u>676,923</u>	97%
EXPENDITURES				
Principal	-	-	200,000	0%
Interest	-	226,210	452,420	50%
Total expenditures	<u>-</u>	<u>226,210</u>	<u>652,420</u>	35%
Other fees and charges				
Property appraiser	-	-	10,577	0%
Tax collector	180	12,911	14,103	92%
Total other fees and charges	<u>180</u>	<u>12,911</u>	<u>24,680</u>	52%
Total expenditures	<u>180</u>	<u>239,121</u>	<u>677,100</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	12,451	419,813	(177)	
Fund balance - beginning	1,099,304	691,942	676,501	
Fund balance - ending	<u>\$ 1,111,755</u>	<u>\$ 1,111,755</u>	<u>\$ 676,324</u>	

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ -	\$ 1
Total revenues	-	1
EXPENDITURES		
Total expenditures	-	-
Net increase/(decrease), fund balance	-	1
Beginning fund balance	63	62
Ending fund balance	\$ 63	\$ 63

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES A

DRAFT

**MINUTES OF MEETING
ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Orange Blossom Ranch Community Development District held a Public Hearing and Regular Meeting on August 8, 2024 at 6:00 p.m., at the Ranch at Orange Blossom Amenity Center, 1938 Hawthorn Road, Naples, Florida 34120.

Present were:

Gary Henderson (via telephone)	Chair
Jerry Miller	Vice Chair
Donald Eckerty	Assistant Secretary
Nancy Miller	Assistant Secretary
Zahira Buchanan	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Kyle Magee (via telephone)	District Counsel
Frank Savage (via telephone)	District Engineer
Patty Nichini	Resident
Joanne Keeling	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 6:02 p.m.

Supervisors Jerry Miller, Nancy Miller, Eckerty and Buchanan were present. Supervisor Henderson attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

A. Proof/Affidavit of Publication

40 This item was included for informational purposes.

41 **B. Consideration of Resolution 2024-06, Relating to the Annual Appropriations and**
42 **Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending**
43 **September 30, 2025; Authorizing Budget Amendments; and Providing an Effective**
44 **Date**

45 Ms. Sanchez presented Resolution 2024-06. She reviewed the proposed Fiscal Year 2025
46 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal
47 Year 2024 budget, and explained the reasons for any changes. The budget is unchanged since
48 last presented.

49

50 **On MOTION by Mr. Miller and seconded by Ms. Miller, with all in favor, the**
51 **Public Hearing was opened.**

52

53

54 Resident Patty Nichini asked what the assessments are used for. Mr. Miller stated that
55 part of the assessments goes towards paying off the bond debt that funded the infrastructure.

56 No other affected property owners or members of the public spoke.

57

58 **On MOTION by Ms. Buchanan and seconded by Ms. Miller, with all in favor, the**
59 **Public Hearing was closed.**

60

61 **On MOTION by Mr. Miller and seconded by Ms. Buchanan, with all in favor,**
62 **Resolution 2024-06, Relating to the Annual Appropriations and Adopting the**
63 **Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September**
64 **30, 2025; Authorizing Budget Amendments; and Providing an Effective Date,**
65 **was adopted.**

66

67

68 **FOURTH ORDER OF BUSINESS**

69

70

71

72

73

74

75

Consideration of Resolution 2024-07,
Providing for Funding for the FY 2025
Adopted Budget(s); Providing for the
Collection and Enforcement of Special
Assessments, Including but Not Limited to
Penalties and Interest Thereon; Certifying
an Assessment Roll; Providing for
Amendments to the Assessment Roll;

76 Providing a Severability Clause; and
77 Providing an Effective Date
78

79 Ms. Sanchez presented the Resolution 2024-07.
80

81 **On MOTION by Mr. Eckerty and seconded by Mr. Miller, with all in favor,**
82 **Resolution 2024-07, Providing for Funding for the FY 2025 Adopted Budget(s);**
83 **Providing for the Collection and Enforcement of Special Assessments, Including**
84 **but Not Limited to Penalties and Interest Thereon; Certifying an Assessment**
85 **Roll; Providing for Amendments to the Assessment Roll; Providing a**
86 **Severability Clause; and Providing an Effective Date, was adopted.**

87
88
89 **FIFTH ORDER OF BUSINESS** Presentation of Annual Financial Report
90 for the Fiscal Year Ended September 30,
91 2023, Prepared by Grau & Associates
92

93 Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended
94 September 30, 2023 and noted the pertinent information. There were no findings,
95 recommendations, deficiencies on internal control or instances of non-compliance; it was a
96 clean audit.

97 A Board Member referred to Pages 4 and 10 and asked for the details and/or a
98 breakdown of the infrastructure in the Capital Improvement Plan (CIP) to be included in the
99 audit for the fiscal year ending September 30, 2024.
100

101 **SIXTH ORDER OF BUSINESS** Consideration of Resolution 2024-08,
102 Hereby Accepting the Audited Financial
103 Report for the Fiscal Year Ended
104 September 30, 2023
105

106 Ms. Sanchez presented Resolution 2024-08.
107

108 **On MOTION by Mr. Miller and seconded by Mr. Eckerty, with all in favor,**
109 **Resolution 2024-08, Hereby Accepting the Audited Financial Report for the**
110 **Fiscal Year Ended September 30, 2023, was adopted.**
111
112

113 **SEVENTH ORDER OF BUSINESS** **Consideration of Goals and Objectives**
 114 **Reporting [HB7013 - Special Districts**
 115 **Performance Measures and Standards**
 116 **Reporting]**
 117

118 Ms. Sanchez presented the Memorandum explaining the new requirement for special
 119 districts to develop goals and objectives annually and develop performance measures and
 120 standards to assess the achievement of the goals and objectives. Community Communication
 121 and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and
 122 Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the
 123 Performance Measures/Standards & Annual Reporting Form developed for the CDD, which
 124 explains how the CDD will meet the goals.
 125

126 **On MOTION by Mr. Eckerty and seconded by Ms. Miller, with all in favor, the**
 127 **Goals and Objectives and the Performance Measures/Standards & Annual**
 128 **Reporting Form, were approved.**

129
 130
 131 **EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
 132 **Statements as of June 30, 2024**
 133

134 **On MOTION by Ms. Miller and seconded by Mr. Miller, with all in favor, the**
 135 **Unaudited Financial Statements as of June 30, 2024, were accepted.**

136
 137
 138 **NINTH ORDER OF BUSINESS** **Approval of April 4, 2024 Regular Meeting**
 139 **Minutes**
 140

141 **On MOTION by Ms. Miller and seconded by Ms. Buchanan, with all in favor, the**
 142 **April 4, 2024 Regular Meeting Minutes, as presented, were approved.**

143
 144
 145 **TENTH ORDER OF BUSINESS** **Staff Reports**
 146

147 **A. District Counsel: Kutak Rock LLP**
 148 Discussion ensued regarding which seat is up for election at the November 7
 149 Landowners' Election.

150 Mr. Magee will research which seat will be Landowner-elected.

151 **B. District Engineer: Barraco and Associates, Inc.**

152 Mr. Savage stated that it is time to start the certification process for the CIP
153 improvements set forth in the Engineer’s Reports, which were funded by the bond proceeds.

154 **C. District Manager: Wrathell, Hunt and Associates, LLC**

- 155 • **1,316 Registered Voters in District as of April 15, 2024**

- 156 • **UPCOMING MEETINGS**

- 157 ➤ **November 7, 2024 at 11:00 AM [Landowners’ Meeting Only]**

- 158 ➤ **April 3, 2025 at 6:00 PM [Regular Meeting]**

- 159 ○ **QUORUM CHECK**

160

161 **ELEVENTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

162

163 There were no Board Members’ comments or requests.

164

165 **TWELFTH ORDER OF BUSINESS**

Public Comments

166

167 No members of the public spoke.

168

169 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

170

171 **On MOTION by Mr. Miller and seconded by Ms. Buchanan, with all in favor, the**
172 **meeting adjourned at 6:27 p.m.**

173

174

175

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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182

Secretary/Assistant Secretary

Chair/Vice Chair

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES B

DRAFT

**MINUTES OF MEETING
ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners’ Meeting of the Orange Blossom Ranch Community Development District was held on November 7, 2024 at 11:00 a.m., at The Ranch at Orange Blossom Amenity Center, 1945 Fairmont Lane, Naples, Florida 34120.

Present:

Andrew Kantarzhi	District Manager
Jerry Miller	Board Member
Lori Fraternate	Landowner

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:10 a.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners’ Meeting

Mr. Kantarzhi served as Chair to conduct the Landowners’ Meeting.

Mr. Kantarzhi stated that Ms. Lori Fraternate, a Landowner, who owns one unit, is present. Ms. Fraternate is eligible to cast up to one vote for Seat 5.

FOURTH ORDER OF BUSINESS

Election of Supervisors [Seat 5]

A. Nominations

Ms. Fraternate nominated the following:

Seat 5 Lori Fraternate

No other nominations were made.

37 **B. Casting of Ballots**

38 **I. Determine Number of Voting Units Represented**

39 A total of one voting unit was represented.

40 **II. Determine Number of Voting Units Assigned by Proxy**

41 No voting units were assigned by proxy.

42 Ms. Fraternalte cast the following vote:

43 Seat 5 Lori Fraternalte 1 Vote

44 **C. Ballot Tabulation and Results**

45 Mr. Kantarzhi reported the following ballot tabulation, results and term lengths:

46 Seat 5 Lori Fraternalte 1 Vote 4-year Term

47

48 **FIFTH ORDER OF BUSINESS**

Landowners' Questions/Comments

49

50 There were no Landowners' questions or comments.

51

52 **SIXTH ORDER OF BUSINESS**

Adjournment

53

54 There being nothing further to discuss, the meeting adjourned at 11:13 a.m.

55

56

57

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**ORANGE BLOSSOM RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

ORANGE BLOSSOM RANCH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

The Ranch at Orange Blossom Amenity Center, 1938 Hawthorn Road, Naples, Florida 34120

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 7, 2024	Landowners' Meeting	11:00 AM
April 3, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	6:00 PM
August 7, 2025	Public Hearing & Regular Meeting <i>Adoption of FY26 Proposed Budget</i>	6:00 PM