

**MINUTES OF MEETING  
ROLLING OAKS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Rolling Oaks Community Development District was held Thursday, February 27, 2025 at 1:04 p.m. at the Embassy Suites Boardroom, 3151 Sunset Walk Drive, Kissimmee, Florida

Present and constituting a quorum were:

John Chiste	Chairman
Jared Bouskila	Vice Chairman
Peter Brown	Assistant Secretary
Cora DiFiore <i>by Zoom</i>	Assistant Secretary
Steven Dougherty <i>by Zoom</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Vivek Babbar <i>by Zoom</i>	District Counsel
Clayton Smith	Field Services Manager
Ashley Hilyard	Field Services
Darrin Mossing, Jr.	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 1:04 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the November 21, 2024 Board of Supervisors Meeting and Acceptance of the Minutes of the November 21, 2014 Landowners' Meeting**

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Rolling Oaks CDD

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the minutes of the November 21, 2024 board meeting were approved as presented and the November 21, 2024 landowners' meeting minutes were accepted.

**FOURTH ORDER OF BUSINESS**

**Consideration of Drainage Easement Agreement with Rolling Oaks Splendid and Rolling Oaks Apartments**

Ms. Adams stated the form of legal agreement has been reviewed by district counsel. The form of agreement in the packet incorporates his comments.

Mr. Babbar asked that it be approved in substantial form then it can be finalized and recorded.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the Drainage Easement Agreement with Rolling Oaks Splendid and Rolling Oaks Apartments was approved in substantial form.

**FIFTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser**

Ms. Adams stated this is an agreement between Osceola County and the Rolling Oaks CDD regarding exempt data on the tax roll.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the Data Sharing and Usage Agreement with Osceola County Property Appraiser was ratified.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being no comments, the next item followed.

**B. Engineer**

There being no comments, the next item followed.

**C. Manager**

**i. Approval of Check Register**

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Rolling Oaks CDD

Ms. Adams presented the check register.

On MOTION by Mr. Chiste seconded by Mr. Brown with all in favor the check register was approved.

**ii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package.

**iii. Presentation of Series 2016, 2018 and 2022 Arbitrage Rebate Calculation Reports**

Ms. Adams stated the arbitration rebate calculation report for the series 2016, 2018 and 2022 bonds was included in the agenda package. Each report shows that there is no arbitrage issue.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the Arbitrage Rebate Calculation Reports for the Series 2015, 2018 and 2023 Bonds were accepted.

**D. Field Manager's Report**

**i. Landscape Service Agreement**

Ms. Hilyard reviewed the field manager's report, a copy of which was included in the agenda package.

**ii. Consideration of License Agreement**

Mr. Smith stated the next few items are some requests we received within the community.

The apartments want the responsibility to maintain the monuments that are technically on CDD property. . I don't have any issues with them maintaining it, the only challenge may be the irrigation, but we can coordinate with them to make sure the irrigation is set how they want it.

Mr. Brown asked who did the request come from?

Ms. Adams stated it came from Anna and she referenced the apartment management team. If the board wants to delegate authority to the chairman to approve a form of license agreement and amend the landscape agreement based on further information, we can do that.

Mr. Brown stated the reason I'm bringing it up is those apartments are for sale and they should close in the next 30 days and there will be a new owner. I don't know who is requesting this now.

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On MOTION by Mr. Brown seconded by Mr. Chiste with all in favor authority was delegated to the chairman to approve the form of license agreement and to amend the landscape service agreement for the apartment monument area maintenance.

Ms. Adams stated we will gather more information and get with Vivek if we need to move forward with the license agreement.

**iii. Consideration of Proposals for Pressure Washing**

Mr. Smith stated we have a couple quotes to pressure wash the sidewalks and curbs along Inspiration.

Ms. Hilyard reviewed the proposals received for pressure washing and the board took the following action.

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the proposal from Pressure Plus Services LLC in the amount of \$2,486 was approved.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Next Meeting Date March 27, 2025 at the Embassy Suites Boardroom**

On MOTION by Mr. Chiste seconded by Mr. Bouskila with all in favor the meeting adjourned at 1:20 p.m.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Signed by:  
  
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 Secretary/Assistant Secretary

DocuSigned by:  
  
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 Chairman/Vice Chairman