

RESOLUTION NO. 19-01 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 2019-2020; 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, 12-17, 12-21 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 \$450 for each Single Family Residential Unit within the District is hereby imposed for Fiscal Year 2019-2020, 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.

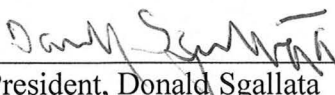
SECTION 5. COLLECTION OF ASSESSMENTS. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of the Annual Assessment Resolution for each Fiscal Year, the District Clerk shall cause the certification and delivery of the Assessment Roll to the Tax Collector 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.

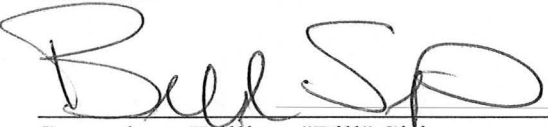
DULY ADOPTED this 17th day of April, 2019.

**INDIAN POINT
COMMON FACILITIES DISTRICT**

By: 

President, Donald Sgallata
Board of Supervisors

ATTEST:



Supervisor, William "Bill" Sirigas
Board of Supervisors

APPENDIX A

PROOF OF PUBLICATION

Orlando Sentinel

MEDIA GROUP

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: CFD/Special Assessments
Account Number: CU00114768
Attn: _____

To Whom It May Concern:

This is to confirm that the advertisement for CFD/Special Assessments published in *The Orlando Sentinel* on the following dates.

Publication Date: Mar 21, 2019

Ad Caption: Indian Point Common Facilities

Section: Osceola Zone

Size: 1/20 (2 x 3)

Order ID: 6184420

Cost: \$61.56

Should you need further information, please feel free to contact me.

Sincerely,



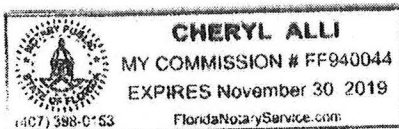
Jean Gailie / Marella Green
Account Representative Assistant
The Orlando Sentinel

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 21 day of March, 2019, by Jean Gailie / Marella Green, who is personally known to me.



Notary Public
State of Florida at Large



WHAT'S HAPPENING

Continued from Page G1

After work line dance: Line dance while enjoying music and getting exercise at the same time. Beginners welcome. 6-7:30 p.m. Wednesdays, Renaissance Senior Center at South Ecom Community Park, 3800 S. Ecomlockhatchee Trail, Orlando, 407-213-4814.

Line dance: Learn to line dance while enjoying music and getting exercise at the same time. Beginners welcome. 10:30 a.m.-noon Thursdays, Renaissance Senior Center at South Ecom Community Park, 3800 S. Ecomlockhatchee Trail, Orlando, 407-213-4814.

Tap dancing class for adults: Wear flat soled shoes. 1 p.m. (beginners), 2:30 p.m. (beginners). Wednesdays, Fine Castle

Woman's Club, 5901 S. Orange Ave., Orlando, \$10 per class, 407-242-3840.
Okinawan Karate-Do: 7-8:30 p.m. Mondays and Thursdays, Lullstean Church, 2600 N. Dean Road, Orlando, \$40 per month, 407-464-5124.

Computer Lessons for Adults: Orange County Parks and Recreation offers courses through the Computer Basics and More program on how to use your PC, laptop, tablet, iPad, or Android. Topics include: email, spreadsheets, eBay buying/selling, internet searching, and Windows Explorer. Students are encouraged to bring their own device for direct hands-on learning. Times and dates vary depending on classes. Classes are taught weekdays at South Ecom

Recreation Center, 3800 S. Ecomlockhatchee Trail, Orlando, \$10-\$15 per class, 407-254-9075.

Community

Introduction to Master Gardener Volunteer Program: Learn about the Master Gardener Volunteer program at the UF/IFAS Extension Service in Orange County from Master Gardener Volunteers. Individuals will discover how Master Gardeners deliver horticultural information to residents on design, planting, and caring for plants and landscapes in a "Florida-Friendly" way. There will be a garden tour that will last just over an hour. Wear comfortable shoes. Advance registration required. 9 a.m.-noon April 26, Orange County University of Florida IFAS Extension, 61215 Conway Road, Orlando, 407-254-9200.

Culture
Hande's Mesajah Sing-Along: The Mesajah Choral Society will kick off its 47th year of free cultural arts performance. 2 p.m. March 31, First Congregational Church, 225 S. Interlachen Ave., Winter Park, free, 407-647-2406.

Festival/Show

Central Florida koi and goldfish show: The annual judged koi show will feature more than 250 entries from across the country, vendors of koi, goldfish, pond supplies, aquatic plants and garden art. There will also be a goldfish show with certified judging and more than 300 judged entries. Seminar presentations on koi, goldfish and ponds will be conducted all day March 23 (\$40 for the day). Sponsored by Orlando Area Koi & Pond Club, ZNA Southern Koi Association and the koi clubs of Florida East Coast, Rainbow River and Gainesville. 1-5 p.m. March 22, 9 a.m.-5 p.m. March 23, 9 a.m.-1 p.m. March 24, Award Palms Resort, 6555 International Drive, Orlando, admission is free, cfxs.org, 407-469-8537.

Festival of Fine Arts & Flowers: A museum-wide showcase combining fresh floral art in bloom

arrangements inspired by works from the Orlando Museum of Art's permanent collection and current exhibitions, antiques dealers and tables in bloom. 10 a.m.-5 p.m. March 29-30, 10 a.m.-4 p.m. March 31, Orlando Museum of Art, 2416 N. Mills Ave., Orlando, \$15 per person, 407-856-4235, Ext. 254.

Coin and currency show: The Central Florida Club's semi-annual event will feature more than 100 dealers buying, selling and trading a variety of coins and currency. Two grading companies will be on the premises accepting submissions and offering appraisals. Visitors will receive a free coin. Noon-6 p.m. April 4, 9 a.m.-6 p.m. April 5, 9 a.m.-5 p.m. April 6, Deerland Action Park, 5260 International Drive, Orlando, Orlando, admission and parking are free, 407-657-6442.

Stamp collecting show: The Florida Stamp Dealers' Association event will include dealers buying, selling or trading stamps. Free stamps will be provided to children. 10 a.m.-3 p.m. April 6, Marks Street Senior Recreation Complex, 99 E. Marks St., Orlando, admission is free, 407-493-0956.

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 20, Lake Eola Park, 512 E. Washington St., Orlando, free, 321-531-8579.

Cruz 'n' Car Shows: The event features approximately 275 cars of all makes and models parked along Plant Street with WJBZ Cruise with the Classics providing entertainment. 4-8 p.m. April 20, Plant Street, Downtown Winter Garden, free, call 865-207-2497 for car registration.

Art and foliage festival: The 56th annual Apopka Woman's Club Art and Foliage Festival features arts and crafts, an indoor and

outdoor foliage sale, plant doctors, live entertainment, children's art area, bus tours of local plant nurseries, and food. All proceeds are donated to deserving charitable organizations in Apopka. 9 a.m.-5 p.m. April 21, 10 a.m.-4 p.m. April 22, Kit Land Nelson Park, 35 S. Park Ave., Apopka, admission is free, parking is \$5, 407-880-281.

Craft fair: Featuring knit and crochet items, baby quilts, floral arrangements, jewelry and wooden crafts. 9 a.m.-2 p.m. the first Tuesday of the month, Marks Street Senior Recreation Complex, 99 E. Marks St., Orlando, free, 321-765-7111.

Friday Festival: Featuring more than 80 local artists of all genres, numerous Central Florida-based small businesses and nonprofit organizations with products and offerings ranging from health and fitness, to beauty and fashion, as well as community service opportunities. 5:30-9:30 p.m. the first Friday of every month, Baldwin Park Village Center, 4990 New Broad St., Orlando, free, 407-801-9562.

Fundraiser

Designer Bag Bingo for Special Olympics: Each ticket includes cards for all eight games where you can win a designer purse. There will also be a 50/50 drawing and raffle. Proceeds benefit the Special Olympics - Seminole County. 7 p.m. March 22, Knights of Columbus Hall, 5727 Cornellia Ave., Orlando, \$30 in advance, \$35 at the door, 407-616-4011.

Tour of Emeril Lagasse Foundation's Kitchen House & Culinary Garden: One of the missions of The Orlando Foundation of Architecture is to provide public tours of exceptional recent building projects, to educate how buildings get designed and built. DFA will be hosting a tour of the award-winning building, with Chef Kevin Fomby in the kitchen. 1-4 p.m. March 24, Emeril Lagasse Foundation's Kitchen House & Culinary Garden, 26 E. King St., Orlando, \$50, 407-891-7006.

Cheers to Change Gala: There will be a silent auction featuring items from local

Orlando businesses as well as a buffet and live entertainment. Proceeds benefit the Victim Service Center. 6:30-9:30 p.m. April 5, Orlando Museum of Art, 2416 N. Mills Ave., Orlando, \$75, 407-254-9415.

Spring luncheon and fashion show: Sponsored by the Matildawoman's Club. Reservation deadline is April 10. 10:30 a.m.-2 p.m. April 6, Embassy Suites by Hilton, Orlando North, 225 Shoemaker Drive, Altamonte Springs, \$40, 407-539-0038.

Parade breakfast: Scrambled eggs, sausage, grits, coffee, orange juice and all-you-can-eat pancakes. Proceeds benefit the Bahía Shine Center. Apopka, 9-11 a.m. April 7, Bahía Shine Center, 301 E. Semoran Blvd., Apopka, \$7, 407-660-8811.

Ninth Annual Wine Women & Shoes: Attendees will be treated to hair, manicures, wine and shopping from local and national boutiques and a fashion show. Proceeds benefit Second Harvest Food Bank of Central Florida. 2-6 p.m. April 13, The Filiz Carlton Orlando, Grande Lakes, 4012 Central Florida Parkway, Orlando, \$25 per person general admission, \$225 per person VIP tickets, 407-514-1017.

Baseball Card and Memorabilia Show: More than 50 tables of dealers buying and selling cards and memorabilia. Proceeds benefit homeless children. 9 a.m.-3 p.m. April 27, Bahía Shine Center, 301 E. Semoran Blvd., Apopka, \$2 free for ages 13 or younger, 407-782-5785.

Unleashed, Uncovered, Unframed: An evening with wines, gourmet cuisine, auction, and a private art sale. All proceeds benefit Franklin's Friends and local animal welfare. Cocktail attire suggested. 6:30-10 p.m. May 4, Holy Trinity Reception and Conference Center, 1211 Trinity Woods Lane, Altamonte, \$25 per person, \$175 per VIP ticket, 407-461-1768.

Joseph Hessel of the Sentinel staff compiled this report. To submit an item email communitynews@orlandosentinel.com.

Client Name: CFD/Special Assessments
Advertiser: Osceola Zone/G002/OSC
Section/Page/Zone: Indian Point Common Facilities
Description:

Ad Number: 6184420-1
Insertion Number: 2 x 3
Size: B&W
Color Type:

Publication Date: 03/21/2019

Orlando Sentinel

Publication Date: 03/21/2019

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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 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, 2019.

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 17th day of April, 2019.

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

**INDIAN POINT COMMON
FACILITIES DISTRICT**

By: Donald Sgallata
Donald Sgallata, President
Board of Supervisors