

RESOLUTION NO. 21-01 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 2021-2022; 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 2021-2022, 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.

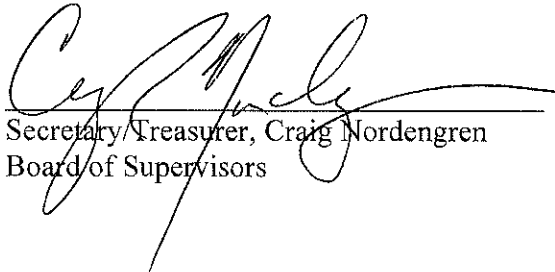
DULY ADOPTED this 21th day of April, 2021.

**INDIAN POINT
COMMON FACILITIES DISTRICT**

By: 

President, Donald Scallata
Board of Supervisors

ATTEST:



Secretary/Treasurer, Craig Nordengren
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: Jessica Gault

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 07, 2021

Ad Caption: Indian Point CFD

Section: Osceola Zone

Size: 1/20 (2 x 3)

Order ID: 6894378

Cost: \$61.25

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

Sincerely,

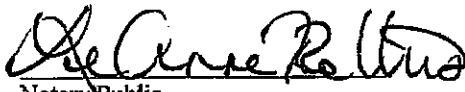


Account Representative Assistant
The Orlando Sentinel

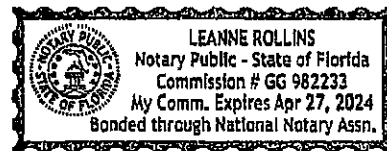
/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this
10 day of March, 2021, by Kristen Stahl,
who is personally known to me.



Notary Public
State of Florida at Large



Orlando Sentinel

Publication Date: 03/07/2021

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: 6894378-1
 Insertion Number:
 Size: 2 x 3
 Color Type: B&W

Client Name:
 Advertiser: CFD/Special Assessments
 Section/Page/Zone: Osceola Zone/J002/OSC
 Description: Indian Point CFD

Notice is hereby given that the Indian Point Common Facility District will conduct its regular third quarter meeting for the fiscal year beginning October 1, 2020 beginning at 9:00am at a soon thereafter, in person, at the Osceola County Administration Building, 1000 W. Colonial Parkway, Suite 250, Orlando, Florida 32817. The meeting will be held on March 22, 2021, beginning at 5:59 P.M. or soon thereafter.

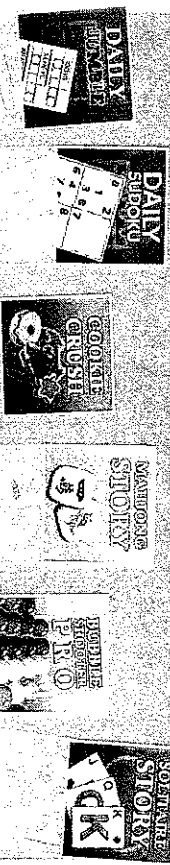
The Indian Point Common Facility District is conducting a public hearing for the purpose of hearing public comment regarding its proposed special assessment rate and budget for next fiscal year. The public hearing will be conducted at the Osceola County Administration Building, 1000 W. Colonial Parkway, Suite 250, Orlando, Florida 32817, on April 21, 2021, beginning at 5:59 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 must file a written notice of appeal with the Board of Supervisors within 10 business days prior to the meeting. 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.

Notice is hereby given that the Osceola Lakes Common Facility District will conduct its regular public comment regarding its proposed special assessment rate and budget for next fiscal year. The public hearing will begin at 5:59pm or as soon thereafter as practical, on Tuesday, May 20, 2020. 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 must file a written notice of appeal with the Board of Supervisors within 10 business days prior to the meeting. All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Individuals with disabilities requiring accommodations, such as sign language interpreter or other accommodations, should provide advance notice to the Clerk of the Board, 407-742-2100 or 711 for the Florida Relay System, at least five (5) business days prior to the meeting.

The Indian Ridge Village Common Facility 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, 1000 W. Colonial Parkway, Suite 250, Orlando, Florida 32817, on April 23, 2021, beginning at 5:59 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 must file a written notice of appeal with the Board of Supervisors within 10 business days prior to the meeting. 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 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, 2021.

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 21th day of April, 2021.

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, President
Board of Supervisors