

RESOLUTION NO. 24-01-CL

A RESOLUTION OF THE CRESCENT LAKES 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 2024-2025; 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 Crescent Lakes Common Facilities District, in substantially the form attached hereto as Appendix B.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CRESCENT LAKES 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 for each single family residential unit of \$1,026 for Aster Cove and \$776 for all other dwelling units within the District is hereby imposed for Fiscal Year 2024-2025, 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 16th day of May of 2024.

**CRESCENT LAKES
COMMON FACILITIES DISTRICT**

By: 

Jack Meadows
President, Board of Supervisors

ATTEST:

By: 

Florette Johnson
Secretary/Treasurer, Board of Supervisors

APPENDIX A

PROOF OF PUBLICATION

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

CFD/Special Assessments - CU00114768
1 Courthouse Sq # 2100
Kissimmee, FL, 34741-5440

Bill To:

CFD/Special Assessments - CU00114768
1 Courthouse Sq # 2100
Kissimmee, FL, 34741-5440

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Apr 21, 2024.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Signature of Affiant

Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 25 day of April, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

Orlando Sentinel

OSCEOLA EXTRA

EVENT LISTINGS: What's Happening is now online: Find county events at OrlandoSentinel.com/things-to-do. To submit an item, email communityevents@orlandosentinel.com.

Magic of music

A simple habit can boost your brainpower, productivity and performance

By Justin Bariso | Inc.

Your playlist may be more valuable than you think.

Research has long indicated that music has the potential to boost concentration and performance on cognitive tasks, such as writing or spatial reasoning, and that music can also be a powerful tool for emotional regulation. Now researchers from New York University Tandon School of Engineering have begun to show how these two principles may work together.

"Maintaining a proper level of cognitive arousal (also known as 'intensity of emotion') may result in being more productive throughout daily cognitive activities," writes Rose Faghil, an associate professor of biomedical engineering who co-wrote a new study with her associates analyzing how music choices influence productivity. Faghil and her colleagues found that listening to exciting music enabled 5 out of 6 participants to register higher performance on cognitive tasks.

But the study is interesting because it was inspired by the Yerkes-Dodson law, a little-known law of psychology designed to model the relationship between stress and behavior, developed more than 100 years ago. And while this study is



DREAMSTIME

new and has a small sample size, it builds on previous neuroscience research that analyzed the influence of background music on participants' emotions and performance. What is the Yerkes-Dodson law, and how does it relate to previously published neuroscience research?

And more important, how can all of this knowledge help you? To answer these questions, let's dive more deeply into the research and see how you can put these learnings to work.

The Yerkes-Dodson law

was originally developed in 1908 by psychologists Robert Yerkes and John Dodson.

It states that too little arousal (stress) causes you to become bored and decreases motivation. As arousal increases, so does your motivation, causing you to perform better at certain tasks. At a certain point, though, you reach an optimal level of arousal and performance; after that, stress causes your performance to decrease.

In the NYU study, participants selected two types of music: the first with calming

music components to mimic a low-arousal environment, and a second with more exciting components for a high-arousal environment.

The researchers then used physiological data, such as skin surface temperature, respiration, and electrocardiogram, as well as behavioral signals, such as facial expression.

As the findings indicated, the participants demonstrated overall better performance when listening to the exciting background music. However, the researchers also found that participants' performance conformed with the Yerkes-Dodson law. The authors of the study admit that several factors, such as "the learning effect, the nature of the task, the participant's baseline, and the type of applied music, can impact the outcome."

However, they also acknowledge that "it might be feasible to enhance cognitive performance and shift one's arousal from either the left or right side of the curve using music." As mentioned, this new research actually builds on decades of brain research.

For example, in 2020, a group of neuroscientists used magnetic resonance imaging to investigate the influence of music on different emotions and performance. They found that

Turn to Music, Page 2

Zero-interest credit card? Buyer beware

Terry Savage
The Savage Truth

Some of my best column ideas come from you, my readers. The example below was posted on my AskTerry blog at TerrySavage.com. It inspired me to do some digging, not only into this situation but into other credit card tricks.

"Terry, I purchased furniture at The Room-Place three years ago on a 36-month interest-free promotion. I was given a \$4,100 credit limit. I have made my payments (on time), always paying more than the minimum amount in an effort to build my credit (I am a single mom and I own a mortgage). When I went to make a payment today, I saw my balance went from \$1,000 to over my credit limit at \$4,300-odd dollars.

"I called Customer Service, the issuer of my credit card, and they informed me that the promotional period ended on March 17, and because I didn't pay the \$1,000 balance prior to March 17, they added the accrued interest at an adjustable

variable rate of 35.9% to my balance.

"I asked if they would allow me the three-day grace period if I paid the \$1,000 and they said NO. I am beside myself -- crushed and crying with this added debt. Is there any recourse? This seems like predatory lending at its best, or worst!"

'Deferred interest offer'

I reached out to Ted Rossman, senior industry analyst at Bankrate.com and CreditCards.com. He explained that this "deferred interest offer" is a common practice of retail card issuers, which typically charge high rates over 30% anyway.

"Lenders dangle 0% interest for a time," he says, "but the big catch is that when it's deferred interest, if the full amount is not paid off before the clock expires, then the lender retroactively assesses all of the interest that would have accumulated back to the start of the period."

In fact, this reader's huge balance of \$4,300 included interest from Day 1, even though she had been making regular payments; she just hadn't paid off the full balance within the 36 months.

But not all zero-interest

Turn to Savage, Page 2

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TODAY!
Orlando Sentinel

The Crescent Lakes Common Facilities District is conducting a public hearing for the purpose of hearing public comments regarding its proposed special assessment rate and budget for the next fiscal year 2024-2025. The public hearing will be conducted on Thursday, May 16, 2024, beginning at 6:00 pm or soon after at the Osceola County Administration Building, Lake Toho Conference Room, 1 Courthouse Square, Suite 1304, Kissimmee, FL 34741.

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. Individuals with disabilities requiring accommodations (i.e., sign language interpreter or materials in accessible format) in order to participate in meetings, please contact the County's ADA Coordinator, at 407-742-1200 (TTY Users Dial: 711 for the Florida Relay System) or ada.coordinator@osceola.org, at least five (5) business days prior to the meeting.



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THE MORNING CALL
DAILY NEWS
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Hartford Courant
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THE BALTIMORE SUN
Chicago Tribune
The Virginian-Pilot

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ANNOUNCEMENT OF LOCATION AND DESIGN CONCEPT ACCEPTANCE

Old Lake Wilson Road Project Development and
Environment (PD&E) Study
From County Road 532 to Sinclair Road
Osceola County, Florida

Financial Project Identification (FPID) No.:
448781-1-22-01

Federal Aid Project Number: N/A
Efficient Transportation Decision Making (EDTM)
Number: 14456

On April 5, 2024, the Florida Department of Transportation (FDOT), pursuant to U.S.C. §327 and a Memorandum of Understanding dated May 26, 2022, and executed by the Federal Highway Administration and FDOT, granted Location and Design Concept Acceptance for the Old Lake Wilson Road PD&E Study from County Road 532 to Sinclair Road, a distance of approximately 2.5 miles. The proposed improvements consist of widening the existing roadway from 2 to 4 lanes, adding bicycle and pedestrian accommodations, and will also widen or replace the existing bridge over Interstate 4 (I-4) [Bridge #924179].

This project will now proceed to the next phase of development. For more information, please contact:

Osceola County Project Manager
Stephanie Underwood, P.E.

Department of Transportation and Transit,
Osceola County

1 Courthouse Square, Suite 3100
Kissimmee, FL 34741

407-742-0565

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 Crescent Lakes 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 Crescent Lakes 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, 2024.

IN WITNESS WHEREOF, I have subscribed to 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 16th day of May of 2024.

Total Assessed:

Aster Cove	70 Lots	\$1,026	\$71,820
All Other	853 Lots	\$776	\$661,928
Total Number of Assessed Parcels			923
Total Assessment Amount to Be Collected			\$733,748

**CRESCENT LAKES
COMMON FACILITIES DISTRICT**

By: 
Jack A. Meadows
President, Board of Supervisors



CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

I, the undersigned, hereby certify that I am the Chairman of the Board, or authorized agent of Crescent Lakes Common Facilities District, located in Osceola County, Florida; as such, I have satisfied myself that all property included or includable on the Non-Ad Valorem Assessment Roll for the aforesaid county 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, upon completion of this certificate and the attachment of same to the herein described Non-Ad Valorem Assessment Roll as part thereof, said Non-Ad Valorem Assessment Roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate and caused the same to be attached to and made a part of the above described Non-Ad Valorem Assessment Roll

this the 16th day of May, 2024
year

Aster Cove	70 Lots	\$1,026	\$71,820
All Other	853 Lots	\$776	\$661,928
Total Number of Assessed Parcels: 923			
Total Assessment Amount to Be Collected		\$733,748	

Jack Meadows

Jack A. Meadows
Chairman of the Board or authorized agent

of Crescent Lakes Common Facilities District
Name of local government

Osceola County, Florida