



**UTOPIA OF MARION
COMMUNITY DEVELOPMENT
DISTRICT**

**MARION COUNTY
REGULAR BOARD MEETING
JULY 11, 2022
2:00 P.M.**

**Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410**

**561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
UTOPIA OF MARION
COMMUNITY DEVELOPMENT DISTRICT
421 South Pine Avenue
Ocala, Florida 34471
REGULAR BOARD MEETING
July 11, 2022
2:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. January 10, 2022 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2022-05 – Adopting a Fiscal Year 2022/2023 Proposed Budget...Page 6
- I. Administrative and Operational Matters
- J. Board Members & Staff Closing Comments
- K. Adjourn

PROOF OF PUBLICATION

Laura Archer
Utopia of Marion CDD
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF FLORIDA, COUNTY OF MARION

The Star Banner, a newspaper printed and published in the city of Ocala, and of general circulation in the County of Marion, State of Florida, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

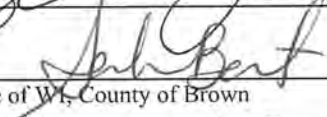
12/30/2021

and that the fees charged are legal.

Sworn to and subscribed before on 12/30/2021



Legal Clerk



Notary, State of WI, County of Brown
7/27/25

My commission expires

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UTOPIA OF MARION COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Utopia Community Development District (the "District") will hold Regular Meetings in the 421 South Pine Avenue, Ocala, Florida 34471 at 2:00 p.m. on the following dates:

- January 10, 2022
- February 7, 2022
- March 14, 2022
- April 11, 2022
- May 9, 2022
- June 13, 2022
- July 11, 2022
- August 8, 2022
- September 12, 2022

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

UTOPIA OF MARION COMMUNITY DEVELOPMENT DISTRICT
#6692268

SARAH BERTELSEN
Notary Public
State of Wisconsin

**UTOPIA OF MARION COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING AND PUBLIC HEARING
JANUARY 10, 2022**

A. CALL TO ORDER

District Manager Andrew Karmeris called the January 10, 2022, Regular Board Meeting of the Utopia of Marion Community Development District (the “District”) to order at 2:05 p.m. at 421 South Pine Avenue Ocala, Florida 34471.

B. PROOF OF PUBLICATION

Mr. Karmeris provided proof of publication that notice of the Regular Board Meeting and Public Hearing was published in *The Ocala Star Banner* on December 21, 2021 and December 28, 2021, as legally required.

C. ESTABLISH A QUORUM

Mr. Karmeris determined that a quorum was present with the following Board Members: Chairman Daniel Hicks, Vice Chairman Danny Gaekwad and Supervisor Manisha Gaekwad.

Also present via telephone was Andrew Karmeris, District Manager, of Special District Services, Inc.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no public comments.

F. APPROVAL OF MINUTES

1. June 14, 2021, Regular Board Meeting

A **motion** was made by Mr. Hicks, seconded by Mr. Gaekwad approving the minutes of the June 14, 2021, Regular Board Meeting, as presented. The **motion** passed 3 to 0.

G. OLD BUSINESS

There were no old business items

H. NEW BUSINESS

1. Consider Resolution No. 2022-01 – Amending Public Hearing Date for Final Budget

Mr. Karmeris presented Resolution No. 2022-01, entitled:

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UTOPIA OF MARION COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2021/2022; AMENDING RESOLUTION NO. 2021-01 BY AMENDING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL ADOPTION OF THE FISCAL YEAR 2021/2022 FINAL BUDGET AND NON AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mrs. Gaekwad, seconded by Mr. Hicks and passed unanimously adopting Resolution No. 2022-01, as presented, setting the Public Hearing for January 10, 2022.

2. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2021/2022 Meeting Schedule

Mr. Karmaris presented Resolution No. 2022-02, entitled:

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UTOPIA OF MARION COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR THE FISCAL YEAR 2021/2022 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Gaekwad, seconded by Mr. Hicks and passed unanimously adopting Resolution No. 2022-02, as presented.

3. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2020/2021 Amended Budget

Mr. Karmaris presented Resolution No. 2022-03, entitled:

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UTOPIA OF MARION COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Hicks, seconded by Mrs. Gaekwad and passed unanimously adopting Resolution No. 2022-03, as presented.

I. PUBLIC HEARING

Mr. Karmeris recessed the regular board meeting and opened the public hearing at 2:09 p.m.

1. Proof of Publication

Mr. Karmeris provided proof of publication that notice of the Public Hearing was published in *The Ocala Star Banner* on August 24, 2021 and August 31, 2021, as legally required.

2. Receive Public Comments on Fiscal Year 2021/2022 Final Budget

There were no public comments.

3. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Final Budget

Mr. Karmeris presented Resolution No. 2022-04.

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UTOPIA OF MARION COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2021/2022 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Hicks, seconded by Mrs. Gaekwad and passed unanimously adopting Resolution No. 2022-04, as presented.

At 2:10 p.m. Mr. Karmeris closed the public hearing and reconvened the regular board meeting.

J. ADMINISTRATIVE AND OPERATIONAL MATTERS

There were no administrative or operational matters to come before the Board.

K. ADJOURNMENT

There being no other business to come before the Board, a **motion** was made by Mr. Hicks, seconded by Mr. Gaekwad and passed unanimously to adjourn the Regular Board Meeting at 2:29 p.m..

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UTOPIA OF MARION COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Utopia of Marion Community Development District (“District”) was recently established by Ordinance No. 07-356 approved by the Marion County Board of County Commissioners, Marion County, Florida, effective December 28, 2007; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of the Utopia of Marion Community Development District (the “Board”) the proposed operating fund budget for Fiscal Year 2022/2023; and

WHEREAS, the Board has considered the proposed operating fund budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UTOPIA OF MARION COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. The operating fund budget proposed by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. The public hearing on said approved operating fund budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2022

HOUR: _____ 2:00 p.m.

LOCATION: _____
421 South Pine Avenue
Ocala, Florida 34471

3. The District Manager is hereby directed to submit a copy of the proposed budget to the Marion County at least sixty (60) days prior to the hearing set above.
4. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the managers or administrators of the Marion County for posting on their website.
5. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 11th day of June, 2022.

ATTEST:

**UTOPIA OF MARION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Attachment: **Exhibit "A"** Fiscal Year 2022/2023 Budget

EXHIBIT A

Utopia Of Marion
Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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- II DETAILED PROPOSED BUDGET

PROPOSED BUDGET
UTOPIA OF MARION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O&M Assessments	0
Developer Contribution	10,500
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 10,500
EXPENDITURES	
Engineering/Inspections	0
Management	6,000
Legal	0
Assessment Roll	0
Audit Fees	0
Insurance	0
Legal Advertisements	2,200
Miscellaneous	1,000
Postage	125
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	0
Continuing Disclosure Fee	0
Website Management	500
TOTAL EXPENDITURES	\$ 10,500
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
UTOPIA OF MARION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	0	
Developer Contribution	10,500	10,500	10,500	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	2	0	0	
TOTAL REVENUES	\$ 10,502	\$ 10,500	\$ 10,500	
EXPENDITURES				
Engineering/Inspections	0	0	0	
Management	6,000	6,000	6,000	\$500 Per Month
Legal	0	0	0	
Assessment Roll	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	0	0	0	
Legal Advertisements	685	2,200	2,200	No Change From 2021/2022 Budget
Miscellaneous	0	1,000	1,000	No Change From 2021/2022 Budget
Postage	17	125	125	No Change From 2021/2022 Budget
Office Supplies	1	500	500	No Change From 2021/2022 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	0	Will Commence In Fiscal Year Following Issuing Of Bond
Website Management	500	500	500	No Change From 2021/2022 Budget
TOTAL EXPENDITURES	\$ 7,378	\$ 10,500	\$ 10,500	
REVENUES LESS EXPENDITURES	\$ 3,124	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ 3,124	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ 3,124	\$ -	\$ -	