

## **MINUTES OF MEETING**

### **OLYMPUS COMMUNITY DEVELOPMENT DISTRICT CONTINUED BOARD OF SUPERVISORS' CONTINUED MEETING**

**Friday, November 8, 2024, at 10:00 a.m.**

**Cooper Memorial Library 2525 Oakley Seaver Dr, Clermont, FL 34711**

Board Members present:

Michael Carroll, Jr.  
Edward Dempsey  
Andrew Reber

Chair  
Assistant Secretary  
Board Member

Also attending:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Kevin Plenzler	PFM	(via phone)
Chris Buttermore	District Engineer	(via phone)
Johnathan Johnson	Kutak Rock	(via phone)
Rob Rosen	Burr & Forman	(via phone)
Michael Dennis	PFM	
Brad Todes	DWH	(via phone)
Misty Taylor	BMO	(via phone)

### **FIRST ORDER OF BUSINESS**

#### **Organizational Matters**

#### **Roll Call to Confirm Quorum**

Ms. Mullins called the meeting to order at 10:00 a.m. and a quorum was established.

### **SECOND ORDER OF BUSINESS**

#### **Public Comment Period**

Ms. Mullins called for public comments. There were no public comments.

### **THIRD ORDER OF BUSINESS**

#### **Consideration of the Minutes of the August 8, 2024, Board of Supervisors' Meeting**

The Board reviewed the minutes.

On motion by Mr. Carroll, seconded by Mr. Dempsey, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the Minutes of the August 8, 2024, Board of Supervisors' Meeting.

#### **FOURTH ORDER OF BUSINESS**

#### **Business Matters**

#### **Consideration of Utility Cost Sharing Agreement with Olympus CDD and PRM Clermont/Wellness Way Owner LLC**

Mr. Carroll recommended approving this in substantial form, and final approval by the Chair.

On motion by Mr. Dempsey, seconded by Mr. Reber, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the Utility Cost Sharing Agreement with Olympus CDD and PRM Clermont/Wellness Way Owner LLC in substantial form.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Settlement Agreement with PRM Heights/Clermont Owner LLC**

Mr. Carroll recommended approving this in substantial form, and final approval by the Chair.

On motion by Mr. Dempsey, seconded by Mr. Reber, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the Settlement Agreement with PRM Heights/Clermont Owner LLC in substantial form.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Amendment to Engagement Letter with B.C. Ziegler and Company**

Mr. Johnson gave an overview and stated that the District previously engaged B.C. Ziegler and Company. The financing has been protracted and an extended effort. Originally this was for a one-year engagement. This amendment extends that engagement in order to conclude the transaction with B.C. Ziegler and Company as the investment banker. It is recommended for approval.

On motion by Mr. Carroll, seconded by Mr. Reber, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the Amendment to the Engagement Letter with B.C. Ziegler and Company.

#### **SEVENTH ORDER OF BUSINESS**

#### **Update on 2024 Bonds Financing a. Consideration of Bear Creek Assets Management Term Sheet**

Mr. Balzano noted this has been reviewed by District Counsel, Bond Counsel, and PFM's Financial Advisor. This is the offer received on the bonds and it is a good opportunity to get the financing rolling. It is recommended for approval.

On motion by Mr. Carroll, seconded by Mr. Reber, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the Update on the 2024 Bonds Financing and accepted the Bear Creek Assets Management Term Sheet.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Axos Bank LOI for Series 2024A and 2024B BANs**

Mr. Johnson noted this includes making the \$15,000 deposit payment contemplated by the terms sheet and that would be processed at the same time as the execution of the terms sheet.

On motion by Mr. Carroll, seconded by Mr. Dempsey, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the Axos Bank LOI for Series 2024A and 2024B BANs.

#### **NINTH ORDER OF BUSINESS**

#### **Update on 2024 DWH BAN Issuance a. Consideration of Term Sheet**

On motion by Mr. Carroll, seconded by Mr. Dempsey, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the Update on the 2024 DWH BAN Issuance and accepted the term sheet.

Mr. Johnson and Mr. Balzano gave a brief explanation of the terms sheet.

#### **TENTH ORDER OF BUSINESS**

#### **Ratification of Payment Authorizations Nos. 105 – 106**

Ms. Mullins stated these have already been approved and paid. This is solely for ratification.

On motion by Mr. Carroll, seconded by Mr. Dempsey, with all in favor, the Board of Supervisors for the Olympus Community Development District ratified Payment Authorizations Nos. 105-106.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Review of District's Financial Position and Budget to Actual YTD**

No action was needed by the Board.

## **TWELFTH ORDER OF BUSINESS**

### **Other Business**

#### **Staff Reports**

- District Counsel –** Mr. Johnson reminded the Board of the Continuing Education requirements and the deadline of 12/31. This is recorded on the Form 1 for 2025. Links can be emailed out if needed.
- District Engineer –** No report.
- District Manager –** Ms. Mullins reminded the Board of the next Board Meeting on November 14<sup>th</sup>. There will also need to be a meeting the first week of December to finalize the bond issuance.
- Developer's Report –** No report.

## **THIRTEENTH ORDER OF BUSINESS**

### **Supervisor Requests and Audience Comments**

There were no supervisor requests or audience comments at this time.

## **FOURTEENTH ORDER OF BUSINESS**

### **Adjournment**

Ms. Mullins called for a motion.

Mr. Carroll thanked everyone for all their hard work.

On motion by Mr. Carroll, seconded by Mr. Reber, with all in favor, the November 8, 2024, Meeting of the Board of Supervisors for the Olympus Community Development District was adjourned.

  
Secretary / Assistant Secretary

  
Chairperson / Vice Chairperson