

MINUTES OF MEETING

OLYMPUS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS' MEETING

Thursday, December 5, 2024, at 9:30 a.m.

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

Board Members present:

Michael Carroll, Jr.	Chair
Shawn Walton	Assistant Secretary
Andrew Reber	Assistant Secretary

Also attending:

Lynne Mullins	PFM	
Jennifer Walden	PFM	(via phone)
Verona Griffith	PFM	(via phone)
Kevin Plenzler	PFM	(via phone)
Johnathan Johnson	Kutak Rock	(via phone)
Rob Rosen	Burr & Forman	(via phone)
John Balzano	Ziegler	(via phone)
Misty Taylor	BMO	
Rudd Jones	Matthews	(via phone)
Brad Todes	David Weekley Homes	(via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Roll Call to Confirm Quorum

Ms. Mullins called the meeting to order at 9:30 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 November 14, 2024, Board of Supervisors' Meeting

The Board reviewed the minutes.

On motion by Mr. Carroll, seconded by Mr. Walton, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the Minutes of the November 14, 2024, Board of Supervisors Meeting.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the November 14, 2024, Landowners' Meeting and Election

The Board reviewed the minutes.

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 Minutes of the November 14, 2024, Landowners' Meeting and Election.

FIFTH ORDER OF BUSINESS

Business Matters

Consideration of 2024 Finance Items

a) Engineers Report

Mr. Jones gave an overview of the report. He confirmed that he has reviewed the report and the costs are appropriate.

On motion by Mr. Carroll, seconded by Mr. Walton, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the Engineers Report.

b) SAM for Series 2024 Bonds

Mr. Plenzler gave an overview of the 2024 Bonds. The detailed par amount is \$4,595,000. Details on assessments were included for those properties that will be affected by the 2024 Bonds. These are Weekly properties. This is consistent with the Master Assessment Methodology adopted by the District.

c) SAM for Series 2024 BANs

Mr. Plenzler gave an overview of 2024 BAN's. This report is associated with the allocation of assessments that deal with the 2024 BANs for properties within the District. These are non Weekly

properties, such as the Olympus Orlando Holdings property and the HTA Medical Office acreage. This amount is \$17,745,000. This is consistent with the Master Assessment Methodology adopted by the District.

There was a discussion regarding the use of Bonds vs. BANs and the history of using them. It was noted there are 3 series of BANs.

On motion by Mr. Carroll, seconded by Mr. Walton, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the SAM for Series 2024 Bonds and Series 2024 BANs, in substantial form.

**d) Consideration of Resolution
2025-05, Delegation Award
Resolution for the Series 2024
Bonds and approving forms of the:**
 **i. Third Supplemental Trust
Indenture**
 **ii. Bond Placement
Agreement**
 **iii. Continuing Disclosure
Agreement**
 iv. Collateral Assignment
 v. Completion Agreement
 vi. True-Up Agreement

Ms. Taylor gave an overview of the resolution, and the documents associated with this resolution. This approves the issuance of the bonds and approves the documents associated with the transaction. The Trustee appointed is US Bank. This also delegates the authority to the Chair or District Management to complete final execution as needed.

On motion by Mr. Carroll, seconded by Mr. Reber, with all in favor, the Board of Supervisors for the Olympus Community Development District approved Resolution 2025-05, Delegation Award Resolution for the Series 2024 Bonds and approving all forms associated with the resolution, in substantial form.

**e) Consideration of Resolution
2025-06, Delegation Award
Resolution for the Series 2024
BANs and approving forms of the:**
 **i. Fourth Supplemental
Trust Indenture**
 **ii. Note Placement
Agreement**

iii. Continuing Disclosure Agreement
iv. Collateral Assignment
v. Completion Agreement
vi. True-Up Agreement
vii. Subordination Agreements

Ms. Taylor gave an overview of this resolution, and the documents associated with this resolution. It authorizes the issuance of the BANs and approves the documents in substantial form that are associated with the resolution. It also authorizes the placement of the BANs. This is anticipated to occur on December 12.

On motion by Mr. Carroll, seconded by Mr. Walton, with all in favor, the Board of Supervisors for the Olympus Community Development District approved Resolution 2025-06, Delegation Award Resolution for the Series 2024 BANs and approving all forms associated with the resolution, in substantial form.

f) Consideration of Resolution 2025-07, Supplemental Assessment Resolution Relating to the Series 2024 Bond Assessments

Mr. Johnson gave an overview of this resolution. This officially incorporates the SAM's presented into the lien of the 2024 Bonds.

On motion by Mr. Carroll, seconded by Mr. Walton, with all in favor, the Board of Supervisors for the Olympus Community Development District approved Resolution 2025-07, Supplemental Assessment Resolution Relating to the Series 2024 Bond Assessments, in substantial form.

g) Consideration of Resolution 2025-08, Supplemental Assessment Resolution Relating to the Series 2024 BAN Assessments

On motion by Mr. Carroll, seconded by Mr. Reber, with all in favor, the Board of Supervisors for the Olympus Community Development District approved Resolution 2025-08, Supplemental Assessment Resolution Relating to the Series 2024 BAN Assessments, in substantial form.

SIXTH ORDER OF BUSINESS

Consideration of Authorization to Issue Notice to Proceed Under Briar Contract

Mr. Johnson stated the Board awarded the construction contract to Briar, subject to the notice to proceed. This is anticipating the closing on the 12th and the subsequent funding. This authorizes final execution and approval by the Chair or Vice Chair as needed.

On motion by Mr. Carroll, seconded by Mr. Walton, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the Authorization to Issue Notice to Proceed Under Briar Contract.

SEVENTH ORDER OF BUSINESS

Consideration of the Project Support Services Agreement between Olympus CDD and CND- Olympus LLC – Phase 2 Project

Mr. Johnson gave an overview of this agreement. This is based on the term sheet that was approved. The recommendation is to approve in substantial form.

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 Project Support Services Agreement between Olympus CDD and CND Olympus LLC – Phase 2 Project, in substantial form.

EIGHTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel –	No report.
District Engineer –	No report.
District Manager –	The next Board meeting is scheduled for December 12. Mr. Johnson recommended having that meeting based on all the items happening. Ms. Mullins confirmed that there would be quorum.
Developer's Report –	No report.

NINTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

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

TENTH ORDER OF BUSINESS

Adjournment

Ms. Mullins called for a motion.

On motion by Mr. Walton, seconded by Mr. Carroll, with all in favor, the December 5, 2024, Meeting of the Board of Supervisors for the Olympus Community Development District was adjourned.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson