

## **MINUTES OF MEETING**

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

**Thursday, May 8, 2025, at 11:00 a.m.**

**Holiday Inn Express 1810 S. HWY. 27, Clermont, FL 34711**

Board Members present:

Board Members present:

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

Also attending:

Lynne Mullins	PFM	
Jennifer Walden	PFM	(via phone)
Blake Firth	PFM	(via phone)
Johnathan Johnson	Kutak Rock	(via phone)
Rob Rosen	Burr & Forman	(via phone)
Rudd Jones	Matthews	(via phone)

### **FIRST ORDER OF BUSINESS**

#### **Organizational Matters**

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

Ms. Mullins called the meeting to order at 11:02 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 March 13, 2025, Board of Supervisors' Meeting**

The Board reviewed the minutes.

On motion by Mr. Carroll, seconded by Mr. Caldwell, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the Minutes of the March 13, 2025, Board of Supervisors Meeting.

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

#### **Letter from Supervisor of Elections – Lake County**

Ms. Mullins noted as of April 15, 2025, there are 200 registered voters in the District per the Letter from the Supervisor of Elections – Lake County. No action was required from the Board.

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

#### **Business Matters**

#### **Consideration of DM Fee Increase Letter for FY 2026**

Ms. Mullins noted that District Management is requesting an increase from \$50,000 to \$57,500 for the year. There is increased accounting work related to the bonds and PFM has not taken an increase since 2022.

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 DM Fee Increase Letter for FY 2026.

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

#### **Consideration of Resolution 2025-12, Approving the Proposed Budget for Fiscal Year 2025-2026 and Setting a Public Hearing Date, Time, and Location**

Ms. Mullins recommended August 14, 2025, at 11:00 a.m., at the same location for the Public Hearing. She noted this is the same overall budget as last year and has been reviewed by the Chair.

On motion by Mr. Reber, seconded by Mr. Caldwell, with all in favor, the Board of Supervisors for the Olympus Community Development District approved Resolution 2025-12, Approving the Proposed Budget for Fiscal Year 2025-2026 and Setting a Public Hearing Date, Time, and Location, as August 14, 2025, at 11:00 a.m., at the same location.

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

#### **Consideration of Proposal from VGlobalTech for Increase of Monthly Website Maintenance**

Ms. Mullins noted the vendor is requesting an increase from \$130 to \$145 a month. They have not had an increase since 2021.

On motion by Mr. Walton, seconded by Mr. Caldwell, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the Proposal from VGlobalTech for Increase of Monthly Website Maintenance.

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

#### **Consideration of Olympus Phase 1B & 2 Change Order #1 (Ferguson)**

The Board reviewed the change order.

Mr. Jones gave an overview of the change orders. He noted the amounts were not matching up to his records. He would like to review.

Mr. Carroll suggested approving the change orders in substantial form, with authorization for the Chair to have final review and execution.

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 Olympus Phase 1B & 2 Change Order #1 (Ferguson), in substantial form.

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

#### **Consideration of Olympus Phase 1B & 2 Change Order #1 (Xylem)**

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 Olympus Phase 1B & 2 Change Order #1 (Xylem), in substantial form.

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

#### **Consideration of Olympus Phase 1B & 2 Change Order #8 (Ferguson ODP)**

On motion by Mr. Walton, seconded by Mr. Reber, with all in favor, the Board of Supervisors for the Olympus Community Development District approved Olympus Phase 1B & 2 Change Order #8 (Ferguson ODP), in substantial form.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Olympus Phase  
1B & 2 Change Order #9**

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 Olympus Phase 1B & 2 Change Order #9, in substantial form.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Olympus Phase  
1B & 2 Change Order #10 (Xylem)**

On motion by Mr. Walton, seconded by Mr. Caldwell, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the Olympus Phase 1B & 2 Change Order #10 (Xylem), in substantial form.

**THIRTEENTH ORDER OF BUSINESS**

**Ratification of Payment  
Authorization No. 113**

Ms. Mullins noted this payment authorization has been approved and paid and is solely for ratification.

On motion by Mr. Carroll, seconded by Mr. Caldwell, with all in favor, the Board of Supervisors for the Olympus Community Development District ratified Payment Authorization No. 113.

**FOURTEENTH ORDER OF BUSINESS**

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

The Board reviewed the District's financial position and budget through March 2025.

Ms. Mullins stated that the District has spent approximately 29% of the budget.

**FIFTEENTH ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel –** No report.

**District Engineer –** No report.

**District Manager –** No report.

**Developer's Report –** No report.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests and  
Audience Comments**

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

Mr. Carroll asked for an update on Phase 2 regarding the stormwater. Mr. Jones noted he will setup a call to discuss and send out a summary via email. Ms. Mullins requested to be included on the email summary as well.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Mullins called for a motion.

On motion by Mr. Caldwell, seconded by Mr. Reber, with all in favor, the May 8, 2025, Meeting of the Board of Supervisors for the Olympus Community Development District was adjourned.

  
Secretary / Assistant Secretary

  
Chairperson / Vice Chairperson