MINUTES OF MEETING

OLYMPUS COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Friday, September 12, 2025, at 9:30 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
Shawn Walton	Assistant Secretary
Andrew Reber	Assistant Secretary
TJ Dempsey	Assistant Secretary

Also attending:

Lynne Mullins	PFM	
Verona Griffith	PFM	(via phone)
Blake Firth	PFM	(via phone)
Johnathan Johnson	Kutak Rock	(via phone)
Rob Rosen	Burr & Forman	(via phone)
Cole Landau	Dewberry	(via phone)
Rey Malave	Dewberry	(via phone)

FIRST ORDER OF BUSINESS — **Organizational Matters**

Roll Call to Confirm Quorum

Ms. Mullins called the meeting to order at 9:40 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 June 12, 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 June 12, 2025, Board of Supervisors Meeting.

FOURTH ORDER OF BUSINESS — **Consideration of Resolution 2025-13, Adopting an Annual Meeting Schedule for FY 2026**

Ms. Mullins reviewed the annual meeting schedule.

There was discussion regarding the schedule. The Board discussed holding the meeting on the second Friday of the month, at 10:30 a.m.

Ms. Mullins will send out an email to the Board to review schedules and create the annual meeting schedule.

This item was tabled.

FIFTH ORDER OF BUSINESS — **Consideration of Resolution 2025-14, Amending Resolution 2025-12, to Reschedule the Public Hearing Date Related to the Adoption of the Fiscal Year 2026 Budget**

Ms. Mullins noted this resolution moves the Public Hearing to today based on the availability of quorum.

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 2025-14, Amending Resolution 2025-12, to Reschedule the Public Hearing Date Related to the Adoption of the Fiscal Year 2026 Budget.

SIXTH ORDER OF BUSINESS — **<u>Business Matters</u>**

Review of Auditor Selection Committee Rankings & Selection of Auditor

Ms. Mullins reviewed the recommended rankings and noted that Grau and Associates was ranked No. 1.

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 Auditor Selection Committee Rankings and Selection of Auditor.

SEVENTH ORDER OF BUSINESS **Review and Acceptance of the Fiscal Year 2024 Audit**

Ms. Mullins noted this was a standard and clean audit. It was noted District Staff and Chair reviewed the Audit prior to coming before the Board.

On motion by Mr. Carroll, seconded by Mr. Walton, with all in favor, the Board of Supervisors for the Olympus Community Development District accepted the Fiscal Year 2024 Audit.

EIGHTH ORDER OF BUSINESS **Public Hearing on the Adoption of the District's Annual Budget**

a. Public Comments and Testimony
b. Board Comments
c. Consideration of Resolution 2025-15, Adopting the Fiscal Year 2026 Budget and Appropriating Funds

Ms. Mullins stated the Public Hearing was noticed per Florida statutes.

On motion by Mr. Carroll, seconded by Mr. Dempsey, with all in favor, the Board of Supervisors for the Olympus Community Development District opened the Public Hearing on the Adoption of the District's Annual Budget.

Ms. Mullins reviewed the budget exhibit and noted it is the same overall budget that the Board reviewed in May.

There were no public comments at this time.

There were no Board comments at this time.

On motion by Mr. Walton, seconded by Mr. Dempsey, with all in favor, the Board of Supervisors for the Olympus Community Development District closed the Public Hearing on the Adoption of the District's Annual Budget.

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 2025-15, Adopting the Fiscal Year 2026 Budget and Appropriating Funds.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-16, Adopting an Assessment Roll for Fiscal Year 2026 and Certifying Special Assessments for Collection**

Ms. Mullins gave an overview of the resolution.

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 2025-16, Adopting an Assessment Roll for Fiscal Year 2026 and Certifying Special Assessments for Collection.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-17, Adopting Goals, Objectives, Performance Measures and Standards for Fiscal Year 2026**

Ms. Mullins noted this is an annual requirement and these are same goals and objectives that the District adopted last year.

On motion by Mr. Carroll, seconded by Mr. Caldwell, with all in favor, the Board of Supervisors for the Olympus Community Development District approved Resolution 2025-17, Adopting Goals, Objectives, Performance Measures and Standards for Fiscal Year 2026.

ELEVENTH ORDER OF BUSINESS **Consideration of Acquisition Agreement with Olympus Orlando Holdings, LLC**

Mr. Johnson gave an overview of the agreement.

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 Acquisition Agreement with Olympus Orlando Holdings, LLC.

TWELFTH ORDER OF BUSINESS — **Consideration of First Amendment to Website Services Agreement with VGlobalTech**

Ms. Mullins noted the current price is $135 and the vendor is requesting a $10.00 a month increase. The last increase was in 2021.

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 First Amendment to Website Services Agreement with VGlobalTech.

THIRTEENTH ORDER OF BUSINESS — **Ratification of Requisitions Nos. 002 – 025 Paid in May – July 2025 in an amount totaling $1,412,285.95**

Ms. Mullins noted these have previously been approved and paid. This 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 Requisition Nos. 002-025 Paid in May – July 2025 in an amount totaling $1,412,285.95.

FOURTEENTH ORDER OF BUSINESS — **Ratification of Utility Requisition No. U003 Paid in July 2025 in an amount totaling $1,567,413.17**

Ms. Mullins noted these have previously been approved and paid. This is solely for ratification.

On motion by Mr. Carroll, seconded by Mr. Reber, with all in favor, the Board of Supervisors for the Olympus Community Development District ratified Utility Requisition No. U003 Paid in July 2025 in an amount totaling $1,567,413.17.

FIFTEENTH ORDER OF BUSINESS | **Ratification of Estimate from Green Star Lawn & Garden**

Ms. Mullins noted this was previously approved and paid. This is solely for ratification.

There was brief discussion regarding the estimate. It was noted this is for installation, not maintenance.

> On motion by Mr. Carroll, seconded by Mr. Dempsey, with all in favor, the Board of Supervisors for the Olympus Community Development District ratified the Estimate from Green Star Lawn and Garden.

SIXTEENTH ORDER OF BUSINESS | **Ratification of RFQ for District Engineering Services under the CCNA**

Ms. Mullins noted the RFQ process has begun for a new District Engineer. There is an interim agreement with Dewberry Engineering, until a final decision has been made.

> On motion by Mr. Carroll, seconded by Mr. Reber, with all in favor, the Board of Supervisors for the Olympus Community Development District ratified the RFQ for District Engineering Services under the CCNA.

SEVENTEENTH ORDER OF BUSINESS | **Ratification of Interim Engineering Services Agreement**

Ms. Mullins gave an overview of the interim agreement with Dewberry. This agreement was prepared by District Counsel.

Mr. Johnson noted the agreement is to provide engineering services on current phases.

There was brief discussion regarding the scope of work.

> On motion by Mr. Carroll, seconded by Mr. Caldwell, with all in favor, the Board of Supervisors for the Olympus Community Development District ratified the Interim Engineering Services Agreement.

EIGHTEENTH ORDER OF BUSINESS | **Ratification of Payment Authorizations Nos. 114 – 118**

Ms. Mullins noted these have previously been approved and paid. This is solely for ratification.

On motion by Mr. Carroll, seconded by Mr. Reber, with all in favor, the Board of Supervisors for the Olympus Community Development District ratified Payment Authorizations Nos. 114-118.

NINETEENTH 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 August 2025.

Ms. Mullins stated that the District has spent approximately 53% of the budget.

TWENTIETH ORDER OF BUSINESS **Consent Agenda**

1. **Consideration of Olympus Phase 1B & 2 Change Order #12 (Hatcher Insurance)**
2. **Consideration of Olympus Phase 1B & 2 Change Order #13 (Core & Main)**
3. **Consideration of Olympus Phase 1B & 2 Change Order #1 (Core & Main)**
4. **Consideration of Olympus Phase 1B & 2 Change Order #2 (Rinker)**
5. **Consideration of Olympus Phase 1B & 2 Change Order #14 (Rinker)**
6. **Consideration of Olympus Phase 1B & 2 Change Order #15**
7. **Consideration of Olympus Phase 1B & 2 Change Order #1 (Rinker)**
8. **Consideration of Olympus Phase 1B & 2 Change Order #11 (Rinker)**

9. **Consideration of Olympus Phase 1B & 2 Change Order #2 (Core & Main)**

On motion by Mr. Dempsey, seconded by Mr. Caldwell, with all in favor, the Board of Supervisors for the Olympus Community Development District approved the Consent Agenda.

TWENTY FIRST ORDER OF BUSINESS **<u>Other Business</u>**

Staff Reports

District Counsel – No report.

District Engineer – Mr. Malave noted he is starting to work on current requests and introduced Mr. Landau as part of the engineering team.

District Manager – Ms. Mullins reminded the Board of the annual 4 hour Ethics Training that is due December 31. Links have been sent out to the Board for the training.

Developer's Report – No report.

TWENTY SECOND ORDER OF BUSINESS **Supervisor Requests and Audience Comments**

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

TWENTY THIRD ORDER OF BUSINESS **Adjournment**

Ms. Mullins called for a motion.

On motion by Mr. Walton, seconded by Mr. Caldwell, with all in favor, the September 12, 2025, Meeting of the Board of Supervisors for the Olympus Community Development District was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson