

MINUTES OF MEETING  
TAPESTRY  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tapestry Community Development District was held Tuesday, March 25, 2025 at 9:25 a.m. in the Hart Memorial Central Library, 211 E. Dakin Avenue, Room 120, Kissimmee, Florida

Present and constituting a quorum were:

Raymond Sanchez	Chairman
Robert Price	Vice Chairman
Anderson Moran	Assistant Secretary
Duane Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Lindsay Whelan	District Counsel <i>by telephone</i>
Mark Vincutonis	District Engineer
Jarett Wright	Field Manager
Ashley Hilyard	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 9:25 a.m.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of Individuals to Fill Vacancies in Seats 3, 4 & 5**

Ms. Adams stated since the time of your last meeting we have had a general election. Prior to the general election in June 2024 the Board declared three seats vacant as a result of no one going through the elections office qualifying process. The Board has already declared seats 2, 4, and 5 vacant effective November 19, 2024. The Board has the ability to appoint qualified electors to these seats. Qualified electors being someone who is at least 18 years of age, a resident of the State of Florida and United States citizen who lives within Tapestry CDD boundaries and is

March 5, 2025

Tapestry CDD

registered to vote in Osceola County elections. We have two Board members serving in a carry-over position until such time as a qualified elector can be identified and appointed to those seats. Currently in seat no. 4 is Rocky Owen who has been serving in that seat in a carryover position. In seat no. 3 is Tom Franklin who is in that same position. Seat no. 5 was previously held by Robert Price and he is willing to be appointed for another term of four years.

On MOTION by Mr. Moran seconded by Mr. Sanchez with all in favor Robert Price was appointed to fill the vacancy in Seat 5.

**B. Administration of Oath(s) of Office to Newly Appointed Supervisors**

Ms. Adams being a notary public of the State of Florida administered the Oath of Office to Mr. Price.

**C. Election of Officers**

**D. Consideration of Resolution 2025-01 Electing Officers**

Ms. Adams stated following a general election or an appointment to the Board, the Board is required to reorganize its officers. Previous, Robert Price served as Chairman, Ray Sanchez served as Vice Chairman, the remaining Board members served as Assistant Secretaries. George Flint serves as Secretary, I serve as Assistant Secretary, Jill Burns Treasurer, Katie Costa Assistant Treasurer and Darrin Mossing Assistant Treasurer.

On MOTION by Mr. Moran seconded by Mr. Price with all in favor Mr. Sanchez was elected Chairman.

On MOTION by Mr. Moran seconded by Mr. Sanchez with all in favor Mr. Price was elected Vice Chairman with the remaining officers as read into the record.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the June 24, 2024 Meeting**

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the minutes of the June 24, 2024 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for Fiscal Year 2024**

March 5, 2025

Tapestry CDD

On MOTION by Mr. Moran seconded by Mr. Sanchez with all in favor the recommendation of the Audit Committee of DiBartolomeo McBee Hartley & Barnes as the number one ranked firm was accepted and staff was authorized to enter into an agreement for audit services.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02  
Approving the Proposed Fiscal Year 2026  
budget and Relating to the Annual  
Appropriations**

Ms. Adams stated next is Resolution 2025-02 approving the proposed Fiscal Year 2026 budget and setting a public hearing for June 24, 2025. The proposed budget can be amended at any time up to and at the public hearing. We are setting the cap on the assessments so the assessments can be reduced at the public hearing but not go higher than what you approve today. It is imperative to have at least three Board members attend that public hearing on June 24, 2025. We will provide this proposed budget to Osceola County and post it to the District’s website. Attached to the resolution is a copy of the proposed Fiscal Year 2026 budget, which proposes the same assessment as last year. In order to balance the budget we are recognizing some surplus finds.

Ms. Adams reviewed in detail the proposed Fiscal Year 2026 budget along with the proposed assessment for each product type.

On MOTION by Mr. Moran seconded by Mr. Sacher with all in favor Resolution 2025-02 Approving the Proposed Fiscal Year 2026 budget and Relating to the Annual Appropriations was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Whelan stated the legislative session has kicked off and is in full swing in Tallahassee. Our team is monitoring all the proposed legislation and tracking it to make sure if there are any bills that affect the District that we are aware of it. We distribute the Capital Conversation newsletter and at the end of session we will provide a full report of any bills that pass the legislature and/or approved by the Governor that may affect Special Districts.

**B. Engineer**

**1. Consideration of Hourly Rate Increase Request**

March 5, 2025

Tapestry CDD

Mr. Vincutonis stated I appreciate the opportunity to serve the District for the past eleven years. We are updating all our CDD rates across the Board. A lot of the rates we have been charging go back to the early to mid 2000's. We are requesting a rate increase that is substantial, but it has not increased for eleven years.

Ms. Adams stated we do anticipate operating within the proposed budget amount that you just reviewed.

On MOTION by Mr. Sanchez seconded by Mr. Moran with all in favor the request for an hourly rate increase to be effective June 1, 2025 was approved.

Ms. Whelan stated we will prepare an amendment to the existing agreement, which will memorialize the rate changes.

**C. Manager**

**i. Approval of Check Register**

Ms. Adams presented the check register from June 1, 2024 through February 28, 2025 in the amount of \$1,388,186.38.

On MOTION by Mr. Sanchez seconded by Mr. Price with all in favor the check register was approved.

**ii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package. No Board action was required.

**D. Field Manager's Report**

Mr. Wright reviewed the field manager's report and outlined the proposed repair on Pond 1 that will be done in consultation with the Engineer and expected to be done within budget.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Price stated I would like to see more communication with our CAM to post on the Town Square app. People keep asking for updates.

Ms. Adams stated if nothing is imminent then the next notice could be a maintenance notice of work being done on pond 1, concrete structures, residents should be aware workers will be in

March 5, 2025

Tapestry CDD

the area. I will be happy to work with Ashley and Jarett to do a maintenance update and get that to them.

Are you interested in putting out the notice that we have our budget adoption in June. It is not required and we do everything in accordance to the Florida Statutes. It sounds like residents are more interested in maintenance items and that is what we will update.

**NINTH ORDER OF BUSINESS**

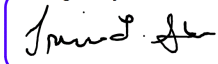
**General Audience Comments**


There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Moran seconded by Mr. Sanchez with all in favor the meeting adjourned at 10:17 a.m.

Signed by:  
  
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Secretary/Assistant Secretary

Signed by:  
  
DD75682325B5480...  
Chairman/Vice Chairman