



Rizzetta & Company

Town of Kindred Community Development District

Board of Supervisors' Regular Meeting April 13, 2023

**District Office:
8529 South Park Circle, Suite 330
Orlando, Florida 32819
407.472.2471**

www.townofkindredcdd.org

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

Osceola County Courthouse (Courthouse Pond Conference Room), located at 1
Courthouse Square, Kissimmee, Florida 34741

Board of Supervisors	Matthew Stolz Louis Avelli Anthony Benitez Antonio Aponte	Board Supervisor Board Supervisor Board Supervisor Board Supervisor
District Manager	Richard Hernandez	Rizzetta & Company, Inc.
District Counsel	Michelle Rigoni Sarah Sandy	Kutak Rock, LLP. Kutak Rock, LLP.
District Engineer	Xabier Guerricagoitia	Boyd Civil Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT
District Office · Orlando, Florida · (407) 472-2471
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.townofkindredcdd.org

April 13, 2023

Board of Supervisors
**Town of Kindred Community
Development District**

AGENDA

Dear Board Members:

The Special meeting of the Board of Supervisors of the Town of Kindred Community Development District will be held on **Thursday, April 13, 2023, at 10:30 a.m.** at the **Osceola County Courthouse, located at 1 Courthouse Square, Suite 4700, (BCC Shared Conference Room #4702)**. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Regular Meeting Minutes of the Board of Supervisors' Meeting held on February 09, 2023.....Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for January-March 2023.....Tab 2
- 4. BUSINESS ITEMS**
 - A. Christmas Lights Quote.....Tab 3
 - B. Greenbrier Landscape Invoice.....Tab 4
 - C. Louis Avelli Resignation Letter.....Tab 5
 - D. Matthew Stolz Resignation Letter.....Tab 6
 - E. Jason Torres Biography/Resume.....Tab 7
 - F. Discuss Yearly Meeting Schedule
- 5. STAFF REPORT**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,

Richard Hernandez

Richard Hernandez
District Manager

cc: Sarah Sandy and Michelle Rigoni, Kutak Rock LLP.

TAB 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

TOWN OF KINDRED COMMUNITY DEVELOPMENT DISTRICT

The Special meeting of the Town of Kindred Community Development District was held on Tuesday, **February 09, 2023 at 10:30 a.m.** at the Osceola County Courthouse, Located at 1 Courthouse Square, Kissimmee, Florida, 34741.

Present was:

**Matthew Stolz
Anthony Avelli
Antonio Aponte
Anthony Benitez
Richard Hernandez
Sarah Sandy**

**Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
District Manager, Rizzetta & Company
District Counsel, KutakRock, LLP**

FIRST ORDER OF BUSINESS

Call to Order

Ms. Hernandez called the Special meeting to order.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors Meeting Held on
December 15, 2022**

On a motion by Mr. Stolz, seconded by Mr. Benitez, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on December 15, 2022, for the Town of Kindred Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for
September and October 2022**

On a motion by Mr. Stolz, seconded by Mr. Benitez, with all in favor, the Board of Supervisors ratified the Operation and Maintenance for September and October, for the Town of Kindred Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-10,
Declaring 2016 project Complete**

On a motion by Mr. Stolz, seconded by Mr. Aponte, with all in favor, the Board of Supervisors approved Resolution 2023-10 Declaring 2016 Project Complete, for the Town of Kindred Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-11,
Declaring 2017 Project Complete**

On a motion by Mr. Stolz, seconded by Mr. Benitez, with all in favor, the Board of Supervisors approved Resolution 2023-11 Declaring 2017 Project Complete, for the Town of Kindred Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resumes for Board of
Supervisors to Review**

On a motion by Mr. Benitez, seconded by Mr. Aponte, with all in favor, the Board of Supervisors approved r, for the Town of Kindred Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2023-12
Redesignating Officers of the District**

On a motion by Mr. Stolz, seconded by Mr. Benitez, with all in favor, the Board of Supervisors approved the redesignation of officers of the district, for the Town of Kindred Community Development District.

NINTH ORDER OF BUSINESS

**Memorandum Regarding Transitional
Records and Electronic Records
Resolution 2023-13**

On a motion by Mr. Stolz, seconded by Mr. Benitez, with all in favor, the Board of Supervisors approved the Resolution 2023-13 Updating Records Retention Policy to include Transitory Records and Electronic Records, for the Town of Kindred Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of the landscape and
Irrigation Maintenance Agreement**

On a motion by Mr. Stolz, seconded by Mr. Benitez, with all in favor, the Board of Supervisors approved the landscape and Irrigation Maintenance Agreement, for the Town of Kindred Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Maintenance by
Dallos Services Inc**

On a motion by Mr. Aponte, seconded by Mr. Stolz, with all in favor, the Board of Supervisors approved to add an extra 8 hours a week to the Dallos Contract, for the Town of Kindred Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Maintenance by
Dallos Services Inc**

On a motion by Mr. Aponte, seconded by Mr. Stolz, with all in favor, the Board of Supervisors approved to add an extra 8 hours a week to the Dallos Contract, for the Town of Kindred Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Pet Waste Station
Service Proposal**

On a motion by Mr. Aponte, seconded by Mr. Stolz, with all in favor, the Board of Supervisors approved Pet Station Service Proposal, for the Town of Kindred Community Development District.

THIRTEENTH ORDER OF BUSINESS

On a motion by Mr. Aponte, seconded by Mr. Stolz, with all in favor, the Board of Supervisors approved to add an extra 8 hours a week to the Dallos Contract, for the Town of Kindred Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Appointment of New Board
Supervisors**

On a motion by Mr. Aponte, seconded by Mr. Stolz, with all in favor, the Board of Supervisors approved to add Jennifer Sanchez and Byron Brown, for the Town of Kindred Community Development District.

FIFTEENTH ORDER OF BUSINESS

Resignation of Board Members

Matthew Stolz and Anthony Benitez submitted their resignations.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
No Report.
- C. District Manager
No Report.

Mr. Hernandez adjourned the regular meeting at 11:43 a.m.

Assistant Secretary

Chairman/Vice Chairman

TAB 2

Town of Kindred Community Development District

Check register

Date	Vendor	Document no.	Amount	Cleared
	Bank: 157TRUISTOP - Truist Bank	Account no: 1000191287332		
01/03/2023	V1410--Kissimmee Utility Authority		13,395.67	01/31/2023
01/03/2023	V1954--Rizzetta & Company, Inc.	100092	4,400.00	01/31/2023
01/09/2023	V02739--Truly Nolan Branch 711	100101	73.00	01/31/2023
01/09/2023	V2299--SunScape Landscape Management Services, Inc.	100100	1,500.00	01/31/2023
01/09/2023	V02789--Aquatic Weed Management, Inc	100093	550.00	01/31/2023
01/09/2023	V0811--Hidden Eyes, LLC	100097	485.12	01/31/2023
01/09/2023	V2580--Waste Connections of Florida	100102	272.77	01/31/2023
01/09/2023	V1428--Kutak Rock, LLP	100098	2,552.19	01/31/2023
01/09/2023	V0644--Dallos Services, Inc.	100095	348.00	02/28/2023
01/09/2023	V0644--Dallos Services, Inc.	100096	348.00	02/28/2023
01/09/2023	V0644--Dallos Services, Inc.	100094	528.00	02/28/2023
01/09/2023	V03201--Spectrum		308.89	01/31/2023
01/09/2023	V0747--SSS Down To Earth Opco, LLC	100099	2,465.84	01/31/2023
01/13/2023	V1168--Innersync Studio, Ltd	100111	384.38	01/31/2023
01/13/2023	V1954--Rizzetta & Company, Inc.	100103	6,000.00	01/31/2023
01/13/2023	V0644--Dallos Services, Inc.	100107	528.00	01/31/2023
01/13/2023	V0644--Dallos Services, Inc.	100109	528.00	01/31/2023
01/13/2023	V0644--Dallos Services, Inc.	100104	348.00	01/31/2023
01/13/2023	V0644--Dallos Services, Inc.	100108	348.00	02/28/2023
01/13/2023	V0644--Dallos Services, Inc.	100105	348.00	02/28/2023
01/13/2023	V0644--Dallos Services, Inc.	100106	348.00	01/31/2023
01/13/2023	V1408--Kindred Master Homeowners Association, Inc.	100113	5,599.66	02/28/2023
01/13/2023	V1408--Kindred Master Homeowners Association, Inc.	100112	531.14	02/28/2023
01/13/2023	V0893--Florida Department of Revenue	100110	158.49	01/31/2023
01/17/2023	V0421--Cascade Fountains	100115	2,619.00	01/31/2023
01/17/2023	V1428--Kutak Rock, LLP	100117	768.00	01/31/2023
01/17/2023	V2130--Security And Investigation, Inc.	100118	808.50	01/31/2023
01/17/2023	V0556--Commercial Fitness Products, Inc.	100116	185.00	01/31/2023
01/17/2023	V0026--Access Control Technologies, Inc.	100114	899.49	01/31/2023
01/17/2023	V02739--Truly Nolan Branch 711	100119	73.00	01/31/2023
01/24/2023	V1801--Orlando Sentinel Communications	100120	320.68	01/31/2023
01/26/2023	V0644--Dallos Services, Inc.	100121	894.00	02/28/2023
01/27/2023	V2460--Toho Water Authority	012723-1	1,777.99	01/31/2023
01/30/2023	V0811--Hidden Eyes, LLC	100122	485.12	02/28/2023
02/01/2023	V2460--Toho Water Authority	02012023-Toho	4,683.43	02/28/2023
02/01/2023	V1410--Kissimmee Utility Authority	02012023-1	13,926.71	02/28/2023
02/01/2023	V2299--SunScape Landscape Management Services, Inc.	100124	1,500.00	02/28/2023
02/01/2023	V1179--IPFS Corporation	100123	2,575.39	02/28/2023
02/03/2023	V0644--Dallos Services, Inc.	100125	1,410.00	02/28/2023
02/07/2023	V2207--Spectrum	02072023-1	308.89	02/28/2023
02/07/2023	V1954--Rizzetta & Company, Inc.	100126	4,400.00	02/28/2023
02/07/2023	V02903--One Stop Pool Pros, Inc.	100128	3,000.00	02/28/2023
02/07/2023	V0644--Dallos Services, Inc.	100127	366.00	02/28/2023
02/09/2023	V0644--Dallos Services, Inc.	100129	348.00	02/28/2023
02/09/2023	V03458--United Land Services	100130	3,784.20	02/28/2023
02/10/2023	V2580--Waste Connections of Florida	100132	272.77	02/28/2023
02/10/2023	V1428--Kutak Rock, LLP	100131	3,067.50	02/28/2023
02/16/2023	V2460--Toho Water Authority	02162023-1	716.63	02/28/2023
02/16/2023	V0893--Florida Department of Revenue	100135	151.12	02/28/2023
02/16/2023	V03477--Jennifer Sanchez	100136	200.00	02/28/2023
02/16/2023	V03309--Antonio Jose Aponte Torres	100134	400.00	02/28/2023
02/16/2023	V0644--Dallos Services, Inc.	100133	6,468.00	02/28/2023
02/16/2023	V0644--Dallos Services, Inc.	Voided - 100105	(348.00)	02/28/2023
02/16/2023	V0644--Dallos Services, Inc.	Voided - 100043	(6,120.00)	02/28/2023
02/21/2023	V02739--Truly Nolan Branch 711	100139	146.00	02/28/2023
02/21/2023	V0644--Dallos Services, Inc.	100138	4,582.00	03/31/2023
02/21/2023	V02789--Aquatic Weed Management, Inc	100137	550.00	02/28/2023
02/22/2023	V0811--Hidden Eyes, LLC	100140	485.12	02/28/2023
02/22/2023	V1179--IPFS Corporation	100141	2,575.39	03/31/2023
02/22/2023	V02903--One Stop Pool Pros, Inc.	100142	375.00	03/31/2023
02/22/2023	V0747--SSS Down To Earth Opco, LLC	100143	63.00	02/28/2023
02/28/2023	V1428--Kutak Rock, LLP	100146	2,265.95	03/31/2023
02/28/2023	V03502--Byron Brown	100144	200.00	03/31/2023
02/28/2023	V0644--Dallos Services, Inc.	100145	3,078.00	03/31/2023
03/01/2023	V0128--Amazon Capital Services, Inc.	100148	244.48	03/31/2023
03/01/2023	V02739--Truly Nolan Branch 711	100150	146.00	03/31/2023
03/01/2023	V2299--SunScape Landscape Management Services, Inc.	100149	1,500.00	03/31/2023
03/01/2023	V1954--Rizzetta & Company, Inc.	100147	4,400.00	03/31/2023
03/02/2023	V2460--Toho Water Authority	03022023-1	3,547.74	03/31/2023
03/06/2023	V1410--Kissimmee Utility Authority	03062023-1	13,982.84	03/31/2023

Town of Kindred Community Development District

Check register

Date	Vendor	Document no.	Amount Cleared
03/06/2023	V02789--Aquatic Weed Management, Inc	100151	550.00 03/31/2023
03/06/2023	V0644--Dallos Services, Inc.	100152	1,444.00 In Transit
03/06/2023	V2580--Waste Connections of Florida	100154	316.42 03/31/2023
03/06/2023	V02903--One Stop Pool Pros, Inc.	100153	1,050.00 03/31/2023
03/10/2023	V2207--Spectrum	03102023-1	308.89 03/31/2023
03/13/2023	V1408--Kindred Master Homeowners Association, Inc.	100156	531.14 03/31/2023
03/13/2023	V02903--One Stop Pool Pros, Inc.	100158	3,000.00 03/31/2023
03/13/2023	V0644--Dallos Services, Inc.	100155	2,888.00 03/31/2023
03/13/2023	V1408--Kindred Master Homeowners Association, Inc.	100157	11,730.46 03/31/2023
03/17/2023	V0556--Commercial Fitness Products, Inc.	100159	587.68 03/31/2023
03/17/2023	V03049--Osceola Air, LLC	100165	674.00 03/31/2023
03/17/2023	V0644--Dallos Services, Inc.	100161	2,306.00 03/31/2023
03/17/2023	V0626--Curtis Lee McGee	100160	766.30 03/31/2023
03/17/2023	V0811--Hidden Eyes, LLC	100162	485.12 03/31/2023
03/17/2023	V1179--IPFS Corporation	100163	2,575.39 03/31/2023
03/17/2023	V2299--SunScape Landscape Management Services, Inc.	100166	1,500.00 03/31/2023
03/17/2023	V1801--Orlando Sentinel Communications	100164	256.93 03/31/2023
03/20/2023	V2460--Toho Water Authority	03202023-1	1,150.69 03/31/2023
03/22/2023	V1804--Osceola County Property Appraiser	100169	484.58 In Transit
03/22/2023	V0644--Dallos Services, Inc.	100168	2,226.00 03/31/2023
03/22/2023	V0941--Fountain Design Group, Inc.	100167	3,789.00 03/31/2023
03/30/2023	V0747--SSS Down To Earth Opco, LLC	100174	3,438.75 In Transit
03/30/2023	V02739--Truly Nolan Branch 711	100175	146.00 In Transit
03/30/2023	V1428--Kutak Rock, LLP	100172	1,148.95 In Transit
03/30/2023	V0941--Fountain Design Group, Inc.	100171	190.00 In Transit
03/30/2023	V2580--Waste Connections of Florida	100177	316.42 In Transit
03/30/2023	V0556--Commercial Fitness Products, Inc.	100170	190.00 In Transit
03/30/2023	V1882--Phoenix Systems	100173	659.40 In Transit
03/30/2023	V03458--United Land Services	100176	34,515.23 In Transit
	Total for 157TRUISTOP		<u>209,657.44</u>

TAB 3



QUOTE

Kindred HOA

Date

Feb 21, 2023

Expiry

Mar 13, 2023

Quote Number

QU-0391

Reference

1900428

NOEL CHRISTMAS

LIGHTS PROFESSIONAL
INC.

P.O. BOX 610372

North Miami FL 33261

Tax Number: 812683691

Lighting and Decor

Specialists

24/7 FULL MAINTENANCE

SERVICES

1(888)-217-7413

Description	Quantity	Unit Price	Discount	Tax	Amount USD
Clubhouse: (1) Clubhouse front roofline outlined using 150 ft of C7 Commercial Grade LED Lighting in warm white.	150.00	8.00			1,200.00
Clubhouse: (4) Columns wrapped using (7) sets of 5mm Commercial Grade LED Lights in warm white each, totaling 28.	28.00	27.00	30.00%		529.20
Entrance: (1) Monument sign outlined using (150ft) of C7 Commercial Grade LED Lighting in warm white.	150.00	8.00			1,200.00
Entrance: (2) Tree trunk wrapped using (3) sets of 5mm Commercial Grade LED Lights in warm white each, totaling 6.	6.00	27.00	10.00%		145.80
Entrance: (2) Tree canopies lit using twinkly lights and C7 Commercial Grade LED Lights in warm white.	1.00	180.00			180.00
Optional/Bonus Entrance: Flowerbed in front of the monument sign outline with stake lighting using (30ft) of C7	0.00	8.00			0.00

Description	Quantity	Unit Price	Discount	Tax	Amount USD
Commercial Grade LED Lighting in warm white.					
Labor	1.00	1,000.00	15.00%		850.00
(2) Cross Prairie Parkway monument sign using (35) ft of C7 Commercial Grade LED Lighting in warm white each, totaling 70.	70.00	8.00			560.00
(2) Hedges around the Cross Prairie Parkway monument sign using (5) sets of Net Lights Commercial Grade Lights in warm white each, totaling 10.	10.00	38.00	15.00%		323.00
Monument Sign:	50.00	8.00			400.00
(1) Monument sign outline using (50) ft of C7 Commercial Grade LED Lighting in warm white each, totaling 50.					
Optional	0.00	8.00			0.00
Second Entrance:					
(1) Monument sign outlined using (50) ft of C7 Commercial Grade LED Lighting in warm white.					
Subtotal (includes a discount of 450.00)					5,388.00
TOTAL BREVARD 1%					45.38
TOTAL FLORIDA 6%					272.28
TOTAL USD					5,705.66

Terms

Thank you for your business.

Check out our other services below!

INSTALLATION-DESIGN-DECOR
(YOUR AMBIANCE CREATORS)

. SERVICE - WE ARE A 24/HOUR SERVICE WITH FULL MAINTENANCE SERVICE.

. PERMANENT & TEMPORARY INSTALL

QUESTIONS? PLEASE TEXT 305-504-9368

PLEASE SEE THE ATTACHMENT BELOW

TAB 4



Change Order

Project: Kindred Cross Prairie Parkway Extension

Project #: 938

Date: 1/31/2023

To: DR Horton
Mr Louis Avelli
6200 Lee Vista Blvd, suite 400
Orlando, FL 32822

From: Greenbriar Landscape
14155 Tilden Road
Winter Garden, Florida 34787
[Tel:\(407\) 877-7990](tel:(407)877-7990)

A

Description of Work

Herbicide weed growth and existing Bahia Sod during the construction process from 7/1 - 11/15/22.

10	7/7 Foreman Spray Hours - 10 Hrs	\$	45.00	\$	450.00
10	7/8 Foreman Spray Hours - 10 Hrs	\$	45.00	\$	450.00
6	Gator Herbicide Machine - 6 Tanks	\$	125.00	\$	750.00
	Subtotal - POCA			\$	1,650.00
10	8/18 Foreman Spray Hours - 10 Hrs	\$	45.00	\$	450.00
10	8/19 Foreman Spray Hours - 10 Hrs	\$	45.00	\$	450.00
3	Gator Herbicide Machine - 3 Tanks	\$	125.00	\$	375.00
	Subtotal - POC C			\$	1,275.00
10	9/12 Foreman Spray Hours - 10 Hrs	\$	45.00	\$	450.00
10	9/13 Foreman Spray Hours - 10 Hrs	\$	45.00	\$	450.00
6	9/14 Foreman Spray Hours - 6 Hrs	\$	45.00	\$	270.00
8	9/23 Foreman Spray Hours - 8 Hrs	\$	45.00	\$	360.00
7	Gator Herbicide Machine - 7 Tanks	\$	125.00	\$	875.00
	Subtotal - POC C			\$	2,405.00
15	10/6 Foreman Spray Hours - 15 Hrs	\$	45.00	\$	675.00
4	Gator Herbicide Machine - 4 Tanks	\$	125.00	\$	500.00
	Subtotal - POC B			\$	1,175.00
10	10/18 Foreman Spray Hours - 10 Hrs	\$	45.00	\$	450.00
3	Gator Herbicide Machine - 3 Tanks	\$	125.00	\$	375.00
	Subtotal - POC B			\$	825.00
10	11/14 Foreman Spray Hours - 10 Hrs	\$	45.00	\$	450.00
10	11/15 Foreman Spray Hours - 10 Hrs	\$	45.00	\$	450.00
5	Gator Herbicide Machine - 5 Tanks	\$	125.00	\$	625.00
	Subtotal - POC B - Windmill			\$	1,525.00
	Total			\$	8,855.00



Change Order

Project: Kindred Cross Prairie Parkway Extension

Project #: 938

Date: 1/31/2023

To: DR Horton
Mr Louis Aveli
6200 Lee Vista Blvd, suite 400
Orlando, Fl. 32822

From: Greenbriar Landscape
14155 Tilden Road
Winter Garden, Florida 34787
[Tel:\(407\) 877-7990](tel:(407)877-7990)

B

Description of Work

Grounds Maintenance for completed areas during construction period. Scope performed- Mowing, weeding, edging and water management. Services performed from week 7/29/22 - 1/30/23

1	Week of 7/29 - Grounds Maintenance	\$	1,350.00	\$	1,350.00
1	Week of 8/19 - Grounds Maintenance	\$	1,800.00	\$	1,800.00
1	Week of 9/16 - Grounds Maintenance	\$	1,800.00	\$	1,800.00
1	Week of 10/14 - Grounds Maintenance	\$	2,250.00	\$	2,250.00
1	Week of 11/11 - Grounds Maintenance	\$	2,475.00	\$	2,475.00
1	Week of 11/25 - Grounds Maintenance	\$	3,375.00	\$	3,375.00
1	Week of 12/9 - Grounds Maintenance	\$	1,800.00	\$	1,800.00
1	Week of 12/23 - Grounds Maintenance	\$	2,475.00	\$	2,475.00
1	Week of 1/27 & 1/30 - Grounds Maintenance	\$	6,025.00	\$	6,025.00
Subtotal				\$	23,350.00

Total \$ 23,350.00

TAB 5

2/10/23

Richard,

Please except this letter of my resignation effective today from the Kindred Phase 1 CDD. Should you have any other questions, or if I need to take further action please let me know.

A handwritten signature in black ink, appearing to read "Louis Avelli". The signature is fluid and cursive, with the first name "Louis" and last name "Avelli" clearly distinguishable.

Louis Avelli

TAB 6

Richard,

Effective today, February 9, 2023, please accept this notice as my official resignation from the Town of Kindred CDD I board member position.

Thanks,



Matthew Stolz
Forward Planning Manager

D.R. HORTON CENTRAL FLORIDA
10192 Dowden Rd, Orlando 32832
m: 407-912-5000

America's #1 Home Builder Since 2002 | D.R. Horton · Express · Emerald · Freedom

TAB 7

Jason Torres BIO

Currently Serving as Board President of Phase One Townhomes. I have been a home owner in Kindred for the Past Seven Years.

Prior to Serving as a Board Member for Kindred Townhomes I have worked as Community Association Manager for HOA Condos in Miami. I held a CAM License for many years.

My Previous job before Property Management included working a Hotel Director for Norwegian Cruise lines where I was in charge of 1800 crewmembers. I have an extensive experience in crisis, management escalation management and customer service. I would like Kindred to be a thriving community and I believe in the character of the resident. I know we could do better. Prior to working as a hotel director for Norwegian I held positions for Hilton Family Hotel as a Revenue Director and General Manager of Hotels.

In the Past 2 years that I have served as a Board President of the HOA I've Observed the needs for improved communication. Transparency of processes and commitment to homeowner from the board.

I would like to serve as a member of the board of director in the CDD. Please consider this as a Self Nomination to serve in the Board of the CDD.

Please let me know the next steps?

Kind Regards
Jason Torres
Kindred