



# **Historic Town of Eatonville Community Redevelopment Agency Board Meeting**

**February 19, 2019 5:30pm  
Town Hall Council Chambers  
307 E Kennedy Blvd  
Eatonville, Florida 32751**

## **MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES**
  - a. Approval of January 15, 2019 Regular Meeting Minutes
  - b. Approval of January 22, 2019 Special Session Minutes
- 5. HEARINGS**
  - a. New Business
    - i. Beautiful Yard Award March
    - ii. Approval of Cherry Bekaert
    - iii. Eatonville Daycare Nursery Status
    - iv. Investment Options & Presentations
  - b. Old Business
    - i. Street Paving Update
    - ii. Lockbox Update
- 6. DIRECTORS REPORT**
- 7. STAFF COMMENTS**
- 8. PUBLIC COMMENTS**
- 9. ADJOURNMENT**



COMMUNITY REDEVELOPMENT AGENCY  
MINUTES  
JANUARY 15, 2019  
6:00 P.M.

**PRESENT:** **Chairman** Theo Washington, **Vice Chairman**, Rodney Daniels, **Director** Eddie Cole, **Director**, Marilyn Davis-Sconions, **Director**, Tarus Mack, **Director**, Brent Gardner; and **Director** Clarese Hopkins.

**Also, in attendance:** **CRA Attorney** Greg Jackson, Cathlene Williams, **Town Clerk**, and **CRA Director**, James Benderson.

**Chairman Washington** called the CRA Meeting to order at 5:30 PM, followed by Prayer and the Pledge of Allegiance.

**I. CALL TO ORDER**

**II. INVOCATION AND PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. APPROVAL OF MINUTES**

- 1. October 29, 2018 Special Session Minutes.** Motion by Director Sconions, the motion was seconded by Director Cole; **AYE: ALL, MOTION PASSES.**
- 2. December 18, 2018 Minutes.** Motion by Director Sconions, the motion was seconded by Director Cole; **AYE: ALL, MOTION PASSES.**

**A. New Business**

- i. Beautiful Yard Award January/February-** Jasymne Reese, we have 125 Eaton Street, Ms. Patti Joe Crane, for January 2019; for February 2019 is 310 Amador Circle; Andria Johnson.

- ii. **124 Taylor Avenue Façade Grant#CRA-R-17-02, and**, this is an older home, the windows will be replaced. Motion by Director Cole, the motion was seconded by Director Mack; **AYE: ALL, MOTION PASSES.**
- iii. **20 Bel Air Façade Grant- Re-Roof;** Motion by Director Cole, the motion was seconded by Director Mack; **AYE: ALL, MOTION PASSES.**
- iv. **2019 Calendar Adoption- Director Sconions** stated she would like to see a calendar presented. Motion by Director Cole, the motion was seconded by Director Mack to approve the 2019 CRA Calendar meeting dates; **AYE: ALL, MOTION PASSES.**
- v. **Redevelopment Training Schedule-** Mr. Benderson stated he is trying to get the board members and staff as much training experience available. Director Sconions asked Mr. Benderson if these are one (1) day courses? Mr. Benderson replied YES, the training starts at 8:00 AM, you will be tested at 4:00 PM; certificates are presented at the end for the classes.

## **VI. Board of Directors Report**

**Director Gardner-** NO REPORT

**Director Mack-** NO REPORT

**Vice Chairman Daniels-** Cultural Market Sign needs to improve.

**Director Cole-** NO REPORT

**Director Sconions-** NO REPORT

**Chairman Washington-** Resolutions dealing with Ms. Hopkins- 2018-22, from legal, when Town Council passed the Resolution do, we follow it, or do we do different? Attorney Jackson replied there have been several emails on this issue Jackson, emails on this issue; the question I believe you're asking me is one that I have heard several times; is whether when the Town passes a Resolution, is it possible to rescind that Resolution? The response that I have given several times is that if a Resolution violates Florida Statutes and there is a Florida Law that speaks to an action of this Board, then the statutory provisions is what dictates and not Resolutions; it is null and void. Questions with Town Council should go through the Town Attorney. If you are asking me my opinion as it relates to CRA; the opinion that I have provided based on my interpretation of Florida Law; specifically Chapter 163.357-subsection-4(b)-when you appoint an individual to a Board- when this individual was appointed to this board it was done appropriately; when you want to remove that person from the Board, you

have to follow Florida Statutes ; if this is not followed you have now violated Florida Law. You can not have a Resolution that violates Florida Law. Chairman Washington stated that once you have a Resolution that rescinded Ms. Hopkins from the Board, everyone started bringing up Chapter 163. Attorney Jackson replied that when the person was appointed, they were appointed following Florida Statutes, 163.3, whether you knew this, you were following established Florida Statutes. When I read these State Statutes, the language from the Florida Supreme Court, I am very confident in the understanding of what this says about the Towns Ordinance of Resolutions in comparison with the State Statutes, you can take it to court, but it will be a waste of time and resources assuming that it is not kicked out in a motion for summary judges. Director Sconions stated to Chairman Washington, if he is wanting to get some understanding, and is not good with the rulings coming from Attorney Jackson; I have spoken to Attorney Morrell several times and Attorney Jackson also about this, I would suggest you get an independent lawyer. Chairman Washington concern is when Town Council puts something in place it must be followed. Attorney Jackson has always stated that once a person has been appointed to a Board, the only way they can be removed is by Florida Statutes. Chairman Washington other issue is the employment of James Benderson, I would like to put a motion on the floor to terminate James Benderson as the CRA Director, this agency needs to go in a different direction, this will be effective today. Attorney Jackson stated that Mr. Benderson would have to be notified before you do that, specifically because he is a contract employee, and it would have to be on the Agenda and given proper notice to make that motion. The motion was seconded by Director Sconions. Director Mack states that if legal says this should be done a certain way, then let's do it the correct way; have a special session; Chairman Washington rescinded his motion.

**Citizens Comments-** Angie Gardner- are the trainings open to the citizens at large, or do you have to sit on the board; Mr. Benderson replied, yes you have to be on the Board.

## **7. ADJOURNMENT- Meeting adjourned at 6:28 PM.**

**RESPECTFULLY SUBMITTED BY**

**Cathlene Williams, Town Clerk**



COMMUNITY REDEVELOPMENT AGENCY  
SPECIAL SESSION  
MINUTES  
JANUARY 22, 2019  
6:00 P.M.

**PRESENT:** **Chairman** Theo Washington, **Vice Chairman**, Rodney Daniels, **Director** Eddie Cole, **Director**, Marilyn Davis-Sconions, (**arrived at 6:10 PM**) **Director**, Tarus Mack, **Director**, Brent Gardner; and **Director** Clarese Hopkins.

**Also, in attendance:** **CRA Attorney** Greg Jackson, Cathlene Williams, **Town Clerk**, and **CRA Director**, James Benderson.

**Chairman Washington** called the Special Session CRA Meeting to order at 6:05 PM, followed by Silent Moment of Prayer and the Pledge of Allegiance.

- I. CALL TO ORDER**
- II. INVOCATION AND PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**

**A. New Business**

**i. TOECRA Executive Director Employment-** Chairman Washington did not recognize Director Clarese Hopkins in attendance for this meeting, he is referencing Resolution #2018-22, as approved by Town Council on August 21, 2018 removing Ms. Hopkins from the Board unless someone has a court order, not a Florida Statute that supersedes, Resolution #2018-22, so I will not recognize Ms. Hopkins on the board at this meeting. Director Cole stated that two (2) meetings ago, Board member Hopkins attended, and was recognized during this meeting, and participated as a member. Attorney Jackson stated there is a question regarding the Resolution that appointed Ms. Hopkins to the Board and its validity pursuant to Florida Law. Chairman Washington stated as the new Chairperson of the CRA Board, you can work with people or you can't, as the Mayor stated on the Town Council side, he was going in a new direction, as the new Chairman of the CRA, I am going in a new direction. I feel we are not

reaching the peak in the CRA that we should, as the Chair, if this board chooses to, to remove Mr. Benderson as the CRA Director, I am the Chairman and I would like that person to work with me and not behind me, I asked for several things, Mr. Benderson never responded back to me; I want to get someone I can work with. Director Gardner stated that we are putting the cart before the horse, in his contract it says that if he has any deficiencies, and the Board has known about it, he should have received a performance letter indicated where he is falling short, if he did not achieve that, we need to move forward on what we need to do. Director Mack asked Mr. Benderson to name five (5) significant projects that he has completed to ensure the Town is moving in a very prosperous direction. Mr. Benderson replied; we have demolished two (2) structures that have been around for over 15 years; we have residents that have demolished their property voluntarily; liens on property have been recorded, this has never been done; we purchased two (2) tracks of land, the CRA has never done this; we have a repaving project in the works; we have conducted training on the process for development. Director Mack states that he wants to know what always goes on in the Community; infrastructure that will last in Eatonville; bringing development here; you are the planner on the Town's side. I just think you need to be a little more attentive on what's going on in Eatonville. Director Sconions stated that the CRA and the Town are two (2) different entities, although the Town Council is on this Board we really shouldn't be, I think, that tells us what they want it should be residents, of the Town this way the Council wouldn't have to get involved. There are some people in the audience, and some that came to me, and asked me to work on getting the CRA Board to comprise of all Eatonville residents; I don't think the Town Council should have any part of it. I think what we need to go is go back and see what has been done; when Mr. Benderson was first hired there were things, I suggested to him to do; he said no to them. Now looking back a few months later, he agreed this is what they should be. He has brought to this Board a Resolution that should have had a contract with it, as a CRA Director he should know this. Some of the projects that he has done, were already in place. Chairman Washington stated he is in favor of turning the CRA Board back to the residents, I will make this recommendation to the Board, and as I Chair of the CRA Board, I want to go in a different direction. Chairman Washington made a motion that the Board of Directors terminate the employment agreement between James Benderson per the employment agreement terms without cause as the TOE CRA Director in compliance with all provisions of Section 5-C of the Executive Director Employment Agreement and provide a sixty (60) day written notice as such and placing James Benderson on Administrative Leave for sixty (60) days; effective 1/23/2019 until 3/23/19 notice period with termination effective 3/3/2019, the motion was seconded by Director Sconions; call for the question by Director Cole; do we know how much this will cost us and is this being done correctly? Attorney Jackson stated there should be a

written notice if there is no cause for termination. Roll Call Vote: **NAYE:** Director Gardner, Director Daniels, Director Cole, and Director Hopkins; **AYE:** Chairman Washington, Director Mack and Director Sconions; **MOTION FAILS.**

- i. **TOECRA Attorney Employment- TABLED**
- ii. **Board Authorization for the Chairman- TABLED**

## **VI. Board of Directors Report**

**Director Gardner-** I hope we are not here to attack Mr. Benderson, we have all done things that weren't right, I would hope as this board sits here, we will give him the opportunity by writing him up and telling him his deficiencies, and give him the opportunity to straighten this out, grant him that opportunity not just as an employee but as a person.

**Director Mack-** Director Mack stated he makes decisions based on what he sees performance related, I will always give the benefit of the doubt, I know there are a lot of times we sit here and base our opinion on what and how we see things, I have had people come to me complaining about things not getting done, I replied to them to give you the benefit of the doubt. I feel early on you did do a great job and was very attentive to everything that you were doing. Eatonville is trying to move in a different/better direction, we need to develop and to improve our infrastructure. Moving forward we need to be a little more forthcoming when giving information for everyone up here.

**Vice Chairman Daniels-** I apologize for where we are today, my deal breaker was when Mr. Benderson moved to Eatonville, he could have moved anywhere, he feels everything that we feel. At first Mr. Benderson and I didn't hit it off, but as we talked, I realized we both had the same goal; the love of Eatonville, we want to progress as a black people as a race.

**Director Cole-** we did 14 individual facade grants, and you didn't have to be a senior citizen, just to help them on something they are doing on their own; that's major for the Town. The West Kennedy piece of property by Ponchos could end up being a major property for the Town, whom ever buys the 17 acres may need this property. The Special need lock box for our senior citizens, if something happens to them, the fire department can open the house with a special key. There is change in Eatonville, we aren't doing things like we used to, it is not going to go on like it used to; people do see that we are changing. I appreciate everyone attending the meeting tonight, there are some people of the past that do not want to see a future of Eatonville, let not the board be apart of someone that doesn't care. I have never called Director Sconions a snake and never will.

**Director Sconions-** listening to board members Daniels, and Cole, I think a lot of time is respect for all the board members sitting here. I have been called a snake, and a crab tonight, I do not do that to my board members, if I have something to say, I am going to say it. When you talked about the Boys & Girls Club, yes, they are doing the Boys and Girls Club, but Director Cole when it was time to vote to do the basketball court, you voted NAYE. With the lock boxes, Mr. Benderson did not bring this to the Town, I did, we approved the funding under the CRA, this was brought up because of my illness of not being able to get out, one of my therapists told me about it, I appreciate it being approved, but this wasn't something Mr. Benderson did; Mr. Benderson concurred. This audience tonight is very disrespectful. No matter who does what, whether it turns out good or not, this board will get the credit for it, but we keep calling people snakes, crabs, you need to be careful about what you say. If I get mad about something board member Cole has said, the only person that I will vent to is Mrs. Filmore; and she will tell me whether I am right or wrong; this is what we don't want to listen to sometimes. There are a lot of people in here that talk about Anthony Grant like he is a devil with a tail; some of us have asked him for things, he gave it to us, and never asked for it back. I have asked you board member Cole on the Town side to do a retreat, there are other things that bother me that I would not bring out to this audience, it will affect different people and our Council members and their families. I work for the Town of Eatonville, not one particular person up here, if we don't stop it will get out and it will not be pleasant, board member Cole you need to take care of some things, some members up here have done some things that should not have been done, I do not have to say who you are.

**Director Hopkins-** in the short time I have been on the board, I have seen a lot of disrespect, lack of cooperation, do we have integrity, its soundness, being able to make sound decisions. Its not saying one thing, and then doing something else, we all want to obey and do what we are supposed to do, we want to follow the Town Ordinances.

**Chairman Washington- N/A**

### **Citizens Comments-**

**Tim Hudson-** when I heard that you all wanted to get rid of Mr. Benderson and the Attorney, I was shocked, I just want to appeal to all of us in here to take our responsibilities seriously, we must work things out for the residents.

**Angie Gardner-** we say we have a lot of passion for this Town, but you can have all the passion in the world, but if I don't have compassion for people and the people that work with us, then what good is passion. If the CRA Board does not have a strategic plan, or a comprehensive plan, we don't know where the Town is going, both sides of the board need to come together.



**Michelle Fort-** what I heard tonight was not about the Town, I did not hear anyone say; where is our Chief Administrative Officer, how can we hold this man accountable, there is no administrator to take our Town where it needs to go, who is making sure deadlines are being met. Right now, the citizens are being neglected, we must learn how to work together.

**Amy Jones Filmore-** tonight you are our leaders, and you are sitting here getting rid of people just to prove a point to our Mayor. Have a retreat, we love Eatonville, but you all need to work together, you need to show us you care.

**Jennal Ross-** one of the roles of the CRA Director is to promote and grow businesses in Eatonville, the community grows when businesses grow.

## **7. ADJOURNMENT- Meeting adjourned at 7:37 PM.**

**RESPECTFULLY SUBMITTED BY**

**Cathlene Williams, Town Clerk**

Town of Eatonville



# Town of Eatonville

## Community Redevelopment Agency

370 E. Kennedy Blvd

Eatonville, FL 32751

[www.EatonvilleCRA.org](http://www.EatonvilleCRA.org)



Town of Eatonville



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TO: Board of Directors  
FROM: Jasmyne Reese, CRA Neighborhood Coordinator  
SUBJ: "That's Nice" Beautiful Yard Award  
DATE: February 19, 2019

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### **BACKGROUND:**

The "That's Nice!" award is an acknowledgment of residents who maintain a clean and pleasant outward appearance of their home or business and maintain positive relationships with their neighbors.

Recognizing residents for their positive contribution to the Town's appearance will assist with rebranding efforts as well as create a sense of place pursuant to TOECRA Plan 3.1.

### **March Winner: 119 West St, Charity Robinson**



Town of Eatonville





**TOWN OF EATONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
FACTSHEET**

**Agenda Item 5Aii  
Cherry Bekaert Audit Request  
February 19, 2019**

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**DATE:** February 12, 2019  
**TO:** Board of Directors  
**FROM:** James Benderson, Executive Director  
**SUBJECT:** Cherry Bekaert Audit Confirmation

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**BACKGROUND:**

As a dependent special district of the Town of Eatonville, the Town of Eatonville CRA presents its financial statements in accordance with the reporting model required by Governmental Accounting Standards Board Statement No. 34, Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments. The Town of Eatonville CRA Trust Fund is reported as a major fund in the Town of Eatonville Comprehensive Annual Financial Report (CAFR). The accounting firm Cherry Bekaert currently performs the town's audit which includes the CRA Trust funds transactions.

**RECOMMENDATION:**

Staff is requesting the Cherry Bekaert accounting company be allowed to perform the audit of the CRA Trust account concurrently with the town's annual audit.

Town of Eatonville





**TOWN OF EATONVILLE  
COMMUNITY REDEVELOPMENT AGENCY  
FACTSHEET**

**Agenda Item 5Aiii  
EKDN Property Status  
February 19, 2019**

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**DATE:** February 12, 2019  
**TO:** Board of Directors  
**FROM:** James Benderson, Executive Director  
**SUBJECT:** EKDN property inquiry

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**BACKGROUND:**

The Eatonville Kindergarten Daycare and Nursery is located at 140 S West Street adjacent to the town's pool. According to the information that has been provided to staff the property was built to serve the children and families of Eatonville by a nonprofit organization. The property is owned by EKDN properties, which was administratively dissolved in 2016. The property is currently functioning as a Daycare Center in the rear, the western most part of the building.

According to the tax collector's documents the property has back taxes for several years please see the details below.

**Current Taxes and Unpaid Delinquent Warrants:**

Year	Owner Information	Amount Due	
2018	EKDN PROPERTIES	\$7,002.85	
2017	EKDN PROPERTIES	\$8,233.96	
2016	EKDN PROPERTIES	\$9,715.14	
2015	EKDN PROPERTIES	\$10,781.90	
2013	EKDN PROPERTIES	\$15,287.03	
	Total	<b>\$51,020.88</b>	

**Other Real Estate Certificates:**

Year	Face Value	Certificate Number	Status	Amount Paid
2008	\$11,252.83	2009-0013236	Paid	\$11,821.72
2007	\$10,048.18	2008-0012015	Paid	\$11,360.69
				<b>\$23,182.41</b>

**CONCLUSION:**

Staff has communicated with one of the members of the dissolved corporation responsible for the entity and believes that the property can be deeded over to the town's CRA. This process would take detailed legal work and research to facilitate. We would anticipate clearing up the tax dept and the legal expenses of the property in order to accept the property.

**RECOMMENDATION:**

Staff is requesting the board to review the provided information and determine the next step.



Transaction Identification Data for reference only:

Law Office of David S. Cohen, LC

5728 Major Blvd., Suite 550,

Orlando, FL 32819

ALTA Universal ID:

LOAN ID Number:

Issuing Office File Number: Benderson/Eatonville 140 S. West St

Order No.: 7380598

Property Address: 140 S West St

Eatonville, FL 32751

Revision Number:

## Commonwealth Land Title Insurance Company

### SCHEDULE A AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: December 16, 2018 at 5:00 P.M.
2. Policy or Policies to be issued:
  - A. ALTA Owners 2006 with Florida Modifications  
Proposed Insured: Town of Eatonville  
Proposed Amount of Insurance: \$350,000.00
3. The estate or interest in the Land described or referred to in this Commitment is (Identify estate covered, i.e., fee, leasehold, etc):  
  
Fee Simple
4. Title to the Fee Simple estate or interest in the land is at the Commitment Date vested in:  
  
EKDN Properties by virtue of Quit Claim Deed recorded in Official Records Book 8770, Page 4178
5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY: \_\_\_\_\_  
Authorized Officer or Agent



SCHEDULE B SECTION I  
REQUIREMENTS  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

The following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - A. Duly executed Warranty Deed from EKDN Properties, Grantor, to Town of Eatonville, Grantee, conveying the land described on Schedule A hereof.

Together with proof that EKDN Properties is currently in good standing under the laws of the State its incorporation. If the current transaction involves: (i) the disposition of substantially all of a corporation's property or assets; (ii) the conveyance of corporate property to an officer, director or agent who is also a signatory; (iii) conveyance of property for minimum consideration; or (iv) the execution of documents incident to the transaction by an officer other than the president, chief executive officer or any vice-president with a corporate seal, then a recordable resolution of the corporation's Board of Directors, Shareholders and/or Members must be obtained.

5. Record in the Public Records a release or satisfaction of the Notice of Tax Lien for Homestead Exemption and/or Limited Exclusion against Eatonville Kindergarten and Day Nursery Inc. recorded in Official Records Book 6707, Page 1670 and re-recorded in Official Records Book 10812, Page 2858.
6. Record in the Public Records a release or satisfaction of the Florida Department of Revenue Warrant against EKDN Properties recorded in Official Record Instrument No. 20160028445.
7. Record in the Public Records a release or satisfaction of the Florida Department of Revenue Warrant against EKDN Properties recorded in Official Record Instrument No. 20160028446.
8. Record in the Public Records a release or satisfaction of the Florida Department of Revenue Warrant against EKDN Properties recorded in Official Record Instrument No. 20160532823.
9. Record in the Public Records a release or satisfaction of the Florida Department of Revenue Warrant against EKDN Properties recorded in Official Record Instrument No. 20180026745.
10. Proof of payment, satisfactory to the Company, of taxes for the year 2018 in the gross amount of \$7,073.59 under Parcel Number 35-21-29-3660-03010/Account Number 0166197-4.
11. Proof of payment, satisfactory to the Company, of taxes for the year 2017 under Parcel Number 35-21-29-3660-03010/Account Number 0166197-4.
12. Proof of payment, satisfactory to the Company, of taxes for the year 2016 under Parcel Number 35-21-29-3660-03010/Account Number 0166197-4.

SCHEDULE B SECTION I  
Requirements continued

13. Proof of payment, satisfactory to the Company, of taxes for the year 2015 under Parcel Number 35-21-29-3660-03010/Account Number 0166197-4.
14. Proof of payment, satisfactory to the Company, of taxes for the year 2013 under Parcel Number 35-21-29-3660-03010/Account Number 0166197-4.
15. Proof of payment, satisfactory to the Company, of the Tax Deed Application Number 2010-12528 for taxes for the years 2009, 2010 and 2011 under Parcel Number 35-21-29-3660-03010/Account Number 0166197-4.
16. An Affidavit in form acceptable to Commonwealth Land Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating: (1) that there are no parties in possession of the subject property other than said current record owner(s); (2) that there are no encumbrances upon the subject property other than as may be set forth in this Commitment and (3) there are no unrecorded assessments which are due and payable to Orange County, Florida, and if located within a municipality, service charges for water, sewer, waste and gas, if any, are in fact paid through the date of this Affidavit; and (4) that there have been no improvements made to or upon the subject property within the ninety (90) day period last past (from the date of such affidavit) for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to Commonwealth Land Title Insurance Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.

END OF SCHEDULE B SECTION I

SCHEDULE B SECTION II  
EXCEPTIONS  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
  - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
  - B. Rights or claims of parties in possession not shown by the public records.
  - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
  - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.
5. Matters as shown on the Plat of Holden Bros Subdivision recorded in Plat Book C, Page 85.
6. Easement in favor of Florida Power Corporation recorded in Official Records Book 2863, Page 1992.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

SCHEDULE B SECTION II  
EXCEPTIONS  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

NOTE: All recording references in this form shall refer to the public records of Orange County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Commonwealth Land Title Insurance Company, 2400 Maitland Center Parkway, Suite 110 , Maitland, FL 32751; Telephone 866-632-6200.

Searched By: Terry Dray      Terry.Dray@fnf.com      407-670-2431

END OF SCHEDULE B SECTION II

## EXHIBIT "A"

Lots 1, 2, 3 and 4, Block 3, Holden Bros Subdivision, according to the plat thereof, as recorded in Plat Book C, Page 86, of the Public Records of Orange County, Florida.



INSTR 20060486135  
OR BK 08770 PG 4178 PGS=3  
MARTHA O. HAYNIE, COMPTROLLER  
ORANGE COUNTY, FL  
07/25/2006 01:35:09 PM  
DEED DOC TAX 0.70  
REC FEE 27.00

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

# Quitclaim Deed-Florida

Date of this Document: July 11, 2006

Reference Number of Any Related Documents:

Grantor:

Name  
Street Address  
City/State/Zip

Eatonville Kindergarten  
and Day Nursery  
Delores Hudson  
140 S West Ave  
Eatonville, Fl. 32751

Grantee:

Name  
Street Address  
City/State/Zip

EKDN Properties  
Delores Hudson  
140 S West Ave  
Eatonville, Fl. 32751  
EKDN Properties  
James Williams  
140 S West Ave  
Eatonville, Fl. 32751  
EKDN Properties  
Rosetta G. Vereen  
140 S West Ave  
Eatonville, Fl. 32751

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): Holden Bros Sub C/85 Lots 1 to 4 BLK 3

Assessor's Property Tax Parcel/Account Number(s):

**THIS QUITCLAIM DEED**, made this 11 day of July, 2006, by first party, Grantor, Eatonville Kindergarten And Day Nursery, whose post office address is 140 S West Ave, Eatonville Fl.32751, to second party, Grantee, EKDN Properties, whose post office address is 140 S West Ave, Eatonville, Fl.32751.

**WITNESSETH:** That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed unto Grantee and Grantee's heirs and assigns forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Orange, State of Florida, to wit:  
Holden Bros Sub C/85 Lots 1 to 4 BLK 3

And Grantor does hereby fully warrant the title to the said land, and shall defend the same against the lawful claims of all persons whomsoever.

**Appraiser's Parcel Identification Number:**

**Social Security Number of Grantee:**

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

Signature of Witness:

La Tunya D. Vereen

Print Name of Witness:

La Tunya D. Vereen

Signature of Witness:

Print Name of Witness:

Signature of Grantor:

Delores L. Hudson

Print Name of Grantor:

Eatonville Kindergarten and Day Nursery ( Delores Hudson)

Signature of Grantee:

Print Name of Grantee:

EKDN Properties ( Delores Hudson)

Signature of Preparer:

Print Name of Preparer:

Address of Preparer:

State of: Florida

County of: Orange

On 07/13/06 before me, Akil Dupont, appeared Delores Hudson only, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary:

Akil Dupont

Affiant: Known ☒ Produced ID

Type of ID: FL Driver's License  
(Seal)





# Notice of Tax Lien For Homestead Exemption and/or Limitation Exclusion

ORANGE

County

Pursuant to the provisions of Sections 196.011, Florida Statutes, homestead exemption has been allowed on the property described below and the taxpayer named below received exemption(s) for a homestead in the aggregate amount of \$ 38,441.13 for 5 (FIVE)

year(s). In accordance with §196.011(9)(a), §196.161(1)(a) and §193.155 Florida Statutes, notice is hereby given that the recipient(s) named below was not legally entitled to receive said exemption(s) or limitation(s) because said person(s) EXEMPT ENTITY CEALED OPERATION

The statutes provide for recovery of unpaid taxes by means of a lien, including a 50% penalty and 15% interest for any year or years within the prior 10 years from the person(s) who was not entitled, but granted a homestead tax exemption. This document shall constitute a lien on the real property specifically addressed and legally owned by said taxpayer in the State of Florida.

NAME EATONVILLE KINDERGARTEN & DAY NURSERY INC.ADDRESS 106 S WEST ST  
EATONVILLE FLPROPERTY HOLDEN BROS SUB C/85DESCRIPTION LOTS 1 TO 4 BCK 3

INSTR 20020615274

OR BK 06707 PG 1670

MARTHA O. HAYNIE, COMPTROLLER

ORANGE COUNTY, FL

12/17/2002 04:21:26 PM

REC FEE 6.00

LAST PAGE

FOR OFFICIAL USE ONLY

PARCEL ID# 35-21-29-3660-03-010

Tax Year/ Date tax due	Value exempted	Amount of tax exempted	Penalty on tax exempted	Interest on tax exempted	Assessment limitation value	Tax due from wrongful assessment limitation	Penalty on assessment limitation	Interest on assessment limitation	TOTAL (3+4+5+ 7+8+9)
1	2	3	4	5	6	7	8	9	
2001	364,980	7810.64			0	0	0	0	
2000	349,059	7525.05			0	0	0	0	
1999	354,247	7675.04			0	0	0	0	
1998	343,892	7751.02			0	0	0	0	
1997	338,879	7679.37			0	0	0	0	
★ NO PENALTY & INTEREST SHALL APPLY									
					Orange County Property Appraiser 200 S. Orange Avenue, Suite 1750 Orlando, FL 32801-3438 ATTN: A. Wetherington				

\*NOTICE TO COLLECTOR: The 50% penalty applies to the year(s) the taxes were exempted and is calculated individually for each homestead exemption violation post January 1, 1990. The interest shall be based on the taxes exempted from the date the taxes become due for each assessment until satisfaction of this lien. The Tax Collector shall also collect any fees and costs which the Property Appraiser or the Tax Collector has incurred in filing this lien, or collecting same.

Fees and cost paid by the Property Appraiser: \$6.00 Fees and costs paid by the Tax Collector: \$6.00

"Under penalties of perjury, I declare that I have read the foregoing notice of tax lien and that the facts stated in it are true. If prepared by someone other than the Property Appraiser, his declaration is based on all information of which he has any knowledge."

Bill Honegan Property Appraiser  
Signature and Title

12/14/02  
Date

Payment shall include all unpaid taxes, penalties, interest, fees, cost or the lien shall not be satisfied.



# Florida Department of Revenue

## WARRANT

**EKDN PROPERTIES INC.**  
**140 S WEST ST**  
**EATONVILLE FL 32751-5465**

Tax : Sales and Use Tax  
**Business Partner #: 4345936**  
Contract Object # : Audit  
FEIN : 59-1009793  
Warrant # : 1000000703517  
Re: Warrant issued under Chapter  
212, Florida Statutes

THE STATE OF FLORIDA  
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND  
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA  
WARRANT FOR COLLECTION OF DELINQUENT SALES AND USE TAX.  
The taxpayer named above in the County of Orange, is indebted to the Department of Revenue, State of  
Florida, in the following amounts:

TAX	\$17,988.68
PENALTY	\$5,184.91
INTEREST	\$4,430.31
TOTAL	\$27,603.90
FEE(S)	\$20.00
GRAND TOTAL	<hr/> \$27,623.90

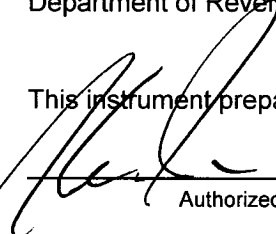
For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Orlando, Orange County, Florida, this 14th day of January, 2016.



Marshall Stranburg, Executive Director  
Department of Revenue, State of Florida

This instrument prepared by:

  
Authorized Agent

Please bill to:  
ORLANDO SERVICE CENTER  
400 W ROBINSON ST STE N302  
ORLANDO FL 32801-1759  
407/648-2905

DOC# 20160028445  
01/19/2016 10:39:56 AM Page 1 of 1  
Rec Fee: \$10.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
SA - Ret To: FL DEPT OF REVENUE -ORLAN





# Florida Department of Revenue

## WARRANT

**EKDN PROPERTIES INC.  
140 S WEST ST  
EATONVILLE FL 32751-5465**

Tax : Sales and Use Tax  
**Business Partner #: 4345936**  
Contract Object # : 16471248  
FEIN : 59-1009793  
Warrant # : 1000000703516  
Re: Warrant issued under Chapter  
212, Florida Statutes

THE STATE OF FLORIDA  
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND  
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA  
WARRANT FOR COLLECTION OF DELINQUENT SALES AND USE TAX.  
The taxpayer named above in the County of Orange, is indebted to the Department of Revenue, State of  
Florida, in the following amounts:

TAX	\$5,571.66
PENALTY	\$557.16
INTEREST	\$335.68
TOTAL	\$6,464.50
FEE(S)	\$20.00
GRAND TOTAL	\$6,484.50

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Orlando, Orange County, Florida, this 14th day of January, 2016.



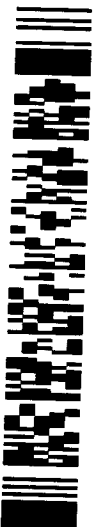
Marshall Stranburg, Executive Director  
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:  
ORLANDO SERVICE CENTER  
400 W ROBINSON ST STE N302  
ORLANDO FL 32801-1759  
407/648-2905

DOC# 20160028446  
01/19/2016 10:39:56 AM Page 1 of 1  
Rec Fee: \$10.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
SA - Ret To: FL DEPT OF REVENUE -ORLAN





# Florida Department of Revenue

## WARRANT

**EKDN PROPERTIES INC.**  
**140 S WEST ST**  
**EATONVILLE FL 32751-5465**

Tax : Sales and Use Tax  
**Business Partner #: 4345936**  
Contract Object # : 16471248  
FEIN : 59-1009793  
Warrant # : 1000000723904  
Re: Warrant issued under Chapter  
212, Florida Statutes

THE STATE OF FLORIDA  
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND  
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA  
WARRANT FOR COLLECTION OF DELINQUENT SALES AND USE TAX.  
The taxpayer named above in the County of Orange, is indebted to the Department of Revenue, State of  
Florida, in the following amounts:

TAX	\$2,785.83
PENALTY	\$278.58
INTEREST	\$75.05
TOTAL	\$3,139.46
FEE(S)	\$226.84
GRAND TOTAL	\$3,366.30

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Orlando, Orange County, Florida, this 3rd day of October, 2016.



Leon M. Biegalski, Executive Director  
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:  
ORLANDO SERVICE CENTER  
400 W ROBINSON ST STE N302  
ORLANDO FL 32801-1759  
407/648-2905

DOC# 20160532823  
10/12/2016 10:25:41 AM Page 1 of 1  
Rec Fee: \$10.00  
Martha O. Haynie, Comptroller  
Orange County, FL  
MB - Ret To: FL DEPT OF REVENUE - ORLAN

DR-78  
R. 10/10



# Florida Department of Revenue

## WARRANT

EKDN PROPERTIES INC  
140 S WEST ST  
EATONVILLE FL 32751-5465

Tax : Sales and Use Tax  
**Business Partner #: 4345936**  
Contract Object # : 16471248  
FEIN : 59-1009793  
Warrant # : 1000000767750  
Re: Warrant issued under Chapter  
212, Florida Statutes

THE STATE OF FLORIDA  
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND  
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA  
WARRANT FOR COLLECTION OF DELINQUENT SALES AND USE TAX.

The taxpayer named above in the County of Orange, is indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$4,643.05
PENALTY	\$464.30
INTEREST	\$233.59
TOTAL	\$5,340.94
FEE(S)	\$433.48
GRAND TOTAL	<hr/> \$5,774.42

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Orlando, Orange County, Florida, this 29th day of December, 2017.



Leon M. Biegalski, Executive Director  
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:  
ORLANDO SERVICE CENTER  
400 W ROBINSON ST STE N302  
ORLANDO FL 32801-1759  
407/648-2905

DOC# 20180026745  
01/12/2018 11:12:26 AM Page 1 of 1  
Rec Fee: \$10.00  
Phil Diamond, Comptroller  
Orange County, FL  
SA - Ret To: FL DEPT OF REVENUE -ORLAN


DR-78  
R. 04/17

The Orange County Tax Collector makes every effort to produce and publish the most current and accurate information possible. No war expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are NOT certified values and the subject to change before being finalized for ad valorem tax purposes. Utilization of the search facility indicates understanding and accept statement by the user. This Site Should not be relied upon for a title search.

**Parcel/Tangible Number:** 35-21-29-3660-03010 **Owner & Address:**  
**Date:** 12/26/2018 EKDN PROPERTIES 140 S WEST STEATONVILLE, FL 32751-5465  
**Tax Year:** 2018  
**Total Assessed Value:** \$359,823 **Legal Description:** HOLDEN BROS SUB C/85 LOTS 1 TO 4 BLK 3  
**Taxable Value:** \$359,823 **Location Address:** 140 S WEST ST EATONVILLE 32751  
**Gross Tax Amount:** \$7,073.59  
**Millage Code:** 34 EVL


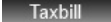
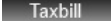
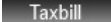

**Comments:**

Homestead Lien

THIS ACCOUNT HAS THE FOLLOWING SPECIAL STATUS(ES): TAX DEED PENDING FOR FURTHER INFORMATION, PLEASE CALL 407-836-2700 

**Note:** The "Certified Owner" is the Owner of record on the Tax Roll. Check the "Certified Owner" check box and select the Taxb see the certified owner.

**Current Taxes and Unpaid Delinquent Warrants:**

Year	Owner Information	Amount Due	View Bill/Receipt	Certified Owner	Make Payment
2018	EKDN PROPERTIES	\$6,861.38		<input type="checkbox"/>	
2017	EKDN PROPERTIES	\$8,021.93		<input type="checkbox"/>	
2016	EKDN PROPERTIES	\$9,498.44		<input type="checkbox"/>	
2015	EKDN PROPERTIES	\$10,569.80		<input type="checkbox"/>	
2014	EKDN PROPERTIES	* PAID (View Taxbill For Receipt) *		<input type="checkbox"/>	
2013	EKDN PROPERTIES	\$15,043.73		<input type="checkbox"/>	
2012	EKDN PROPERTIES	* PAID (View Taxbill For Receipt) *		<input type="checkbox"/>	
2011	EKDN PROPERTIES	* PAID (View Taxbill For Receipt) *		<input type="checkbox"/>	
2006	EKDN PROPERTIES	* PAID (View Taxbill For Receipt) *		<input type="checkbox"/>	

**Unpaid Real Estate Certificates:**

Year	Current Payoff	If Paid By	Current Payoff	If Paid By	Make Payment
* NONE *	* NONE *	* NONE *	* NONE *	* NONE *	* NONE *

**Other Real Estate Certificates:**

Year	Face Value	Certificate Number	Status	Amount Paid
2008	\$11,252.83	2009-0013236	Paid	\$11,821.72
2007	\$10,048.18	2008-0012015	Paid	\$11,360.69

\* UNPAID DELINQUENT TAXES MUST BE PAID BY A CASHIERS CHECK, MONEY ORDER, OR CERTIFIED FUNDS AND ARE DUE LAST BUSINESS DAY OF THE MONTH.

**ORANGE COUNTY TAX COLLECTOR**

# SCOTT RANDOLPH

INDEPENDENTLY ELECTED TO SERVE YOU

EKDN PROPERTIES  
140 S WEST ST  
EATONVILLE, FL 32751-5465

**Account Number:** 0166197-4

**Assessed** 359,823

**Value:**

**Millage Code: 34 EVL**

**Parcel Number:** 35-21-29-3660-03010

**Address:** 140 S WEST ST EATONVILLE 32751

**Exemptions:**

**Prior Year Delinquent.**  
Amounts shown here DO NOT include  
amounts from:

TAX DEED

## AD VALOREM TAXES

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
STATE SCHOOL	359,823	0	359,823	4.0510	\$1,457.64
LOCAL SCHOOL	359,823	0	359,823	3.2480	\$1,168.71
GEN COUNTY	359,823	0	359,823	4.4347	\$1,595.71
EATONVILLE	359,823	0	359,823	7.2938	\$2,624.48
LIBRARY	359,823	0	359,823	.3748	\$134.86
SJWM	359,823	0	359,823	.2562	\$92.19

Total Millage:	19.6585	Subtotal:	\$7,073.59
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## NON-AD VALOREM ASSESSMENTS

Levying Authority	Phone	Amount	Levying Authority	Phone	Amount
			Subtotal:		
		Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments	<b>\$7,073.59</b>		

Pay Online, Opt-in to E-Billing and Print your Receipt at **octaxcol.com**.

*Payments not received by March 31st are delinquent.*

IF YOUR TAXES ARE NOT ESCROWED, PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT.

0166197-4  
140 S WEST ST EATONVILLE 32751  
35-21-29-3660-03010  
HOLDEN BROS SUB C/85 LOTS 1 TO 4 BLK 3

**Prior Year Delinquent.**  
**Amounts shown here DO NOT include amounts from:**  
**TAX DEED**

**Make checks payable to:**  
**Scott Randolph, Tax Collector**

EKDN PROPERTIES  
140 S WEST ST  
EATONVILLE, FL 32751-5465

**ONLY PAY ONE AMOUNT**

If Paid By	Amount Due
<b>Nov. 30, 2018</b>	<b>\$6,790.65</b>
Dec. 31, 2018	\$6,861.38
Jan. 31, 2019	\$6,932.12
Feb. 28, 2019	\$7,002.85
Mar. 31, 2019	\$7,073.59

**PO Box 545100**  
**Orlando FL 32854-5100**

## Tax Deed In House Homestead Lien







# Property Record - 35-21-29-3660-03-010

Orange County Property Appraiser • <http://www.ocpafl.org>

## Property Summary as of 12/26/2018

**Property Name**  
Divine Individual Day Care

**Names**  
Ekdn Properties

**Municipality**  
EVL - Eatonville

**Property Use**  
1910 - Ofc Child Care Ctr 1

**Mailing Address**  
140 S West St  
Eatonville, FL 32751-5465









**Physical Address**  
140 S West St  
Maitland, FL 32751




QR Code For Mobile Phone

## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land		Building(s)		Feature(s)	Market Value	Assessed Value
2018  	\$72,033	+	\$275,542	+	\$12,248 =	\$359,823 (1.0%)	<b>\$359,823</b> (1.0%)
2017  	\$72,000	+	\$274,972	+	\$9,165 =	\$356,137 (-.39%)	<b>\$356,137</b> (-.39%)
2016  	\$70,000	+	\$278,367	+	\$9,165 =	\$357,532 (-2.0%)	<b>\$357,532</b> (8.9%)
2015  	\$70,000	+	\$285,476	+	\$9,165 =	\$364,641	<b>\$328,359</b>

Tax Year Benefits	Tax Savings
2018 	\$0
2017 	\$0
2016 	\$0
2015  	<b>\$450</b>

### 2018 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$359,823	\$0	\$359,823	4.0510 (-4.05%)	<b>\$1,457.64</b>	21 %
Public Schools: By Local Board	\$359,823	\$0	\$359,823	3.2480 (0.00%)	<b>\$1,168.71</b>	17 %
Orange County (General)	\$359,823	\$0	\$359,823	4.4347 (0.00%)	<b>\$1,595.71</b>	23 %
Town Of Eatonville	\$359,823	\$0	\$359,823	7.2938 (0.00%)	<b>\$2,624.48</b>	37 %
Library - Operating Budget	\$359,823	\$0	\$359,823	0.3748 (0.00%)	<b>\$134.86</b>	2 %
St Johns Water Management District	\$359,823	\$0	\$359,823	0.2562 (-5.95%)	<b>\$92.19</b>	1 %
				<b>19.6585</b>	<b>\$7,073.59</b>	

### 2018 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

## Property Features

### Property Description

HOLDEN BROS SUB C/85 LOTS 1 TO 4 BLK 3

7<sup>th</sup> Feb

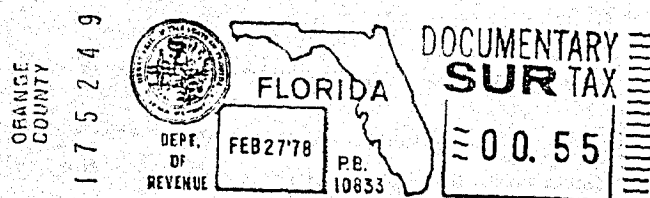
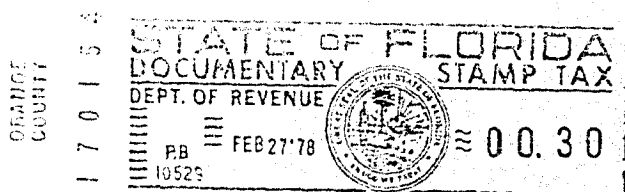
1204497 ORANGE CO., FL

FEB 27 11 17 AM '78

L.O.R. 2863 PG 1992

KNOW ALL MEN BY THESE PRESENTS, That the undersigned (GRANTOR), in consideration of the sum of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged, grants and conveys to FLORIDA POWER CORPORATION (GRANTEE) its successors, lessees, and assigns, the right, privilege and easement to construct, reconstruct, operate and maintain for such period of time as it may use the same or until the use thereof is abandoned, a single pole line for the transmission and distribution of electricity including necessary communication and other wires, poles, guys, anchors ground connections, attachments, fixtures, equipment and accessories, (hereinafter collectively referred to as "facilities") desirable in connection therewith over, upon and across the following-described land in Orange County, State of Florida, to wit:

30  
55 An 8 foot wide Easement Area, centerline of said Easement Area to begin on the East line 37 feet North of the SE corner of Lot 1, Block 3, Holden Brothers Subdivision according to the plat thereof recorded in plat book 'C', page 85, Public Records of Orange County, Florida and extend S 57° W 73 feet more or less to a point 4 feet North of the South line of Lot 2, Block 3, Holden Brothers Subdivision, thence West 50 feet to the end of said Easement Area. Said Easement Area being a portion of Lots 1, 2, & 3, Holden Brothers Subdivision, and lying and being in Section 35, Township 21 South, Range 29 East.



~~The Easement Area shall extend \_\_\_\_\_ feet on each side of the centerline of power line.~~

GRANTEE shall have the right to patrol, inspect, alter, improve, repair, rebuild or remove said facilities, including the right to increase or decrease the number of wires and voltage, together with all rights and privileges reasonably necessary or convenient for the enjoyment or use thereof for the purposes above described. GRANTEE shall also have the right to trim, cut and keep clear trees, limbs and undergrowth along said line, and trees adjacent thereto, that may endanger the proper operation of the same. GRANTOR further grants the reasonable right to enter upon adjoining lands of the GRANTOR for the purpose of exercising the rights herein granted.

GRANTOR hereby agrees that no buildings or structures, other than fences, shall be constructed or located within said Easement Area. However, GRANTOR reserves the right to use said Easement Area for any other purpose which will not unreasonably interfere with the safe and proper construction, installation, operation, maintenance, alteration, repair or removal of said facilities of GRANTEE.

GRANTOR covenants that it has the right to convey the said easement and that the GRANTEE, its successors, lessees, and assigns shall have quiet and peaceful possession, use and enjoyment of said easement.

All covenants, terms, provisions and conditions hereof shall inure to the benefit of and be binding upon the parties hereto and their respective successors, lessees, and assigns.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be signed in its name by its \_\_\_\_\_ President, and its corporate seal to be affixed, attested by its \_\_\_\_\_ Secretary, this 2 day of August, A.D. 1977

Signed, sealed and delivered  
in the presence of:

Eatonville Kindergarten & Day Nursery, Inc.  
(Name of Corporation)

Yolanda Maguire  
Rand O. Rogers

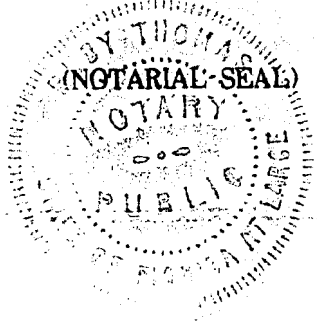
By Ida Mae Stagg  
President

Attest:  
Mary D. Rainey  
Secretary

STATE OF Florida )  
COUNTY OF Orange ) ss.

I HEREBY CERTIFY that on this 2nd. day of August,  
A. D. 1977, before me personally appeared Mrs. Ida Mae Staggers  
and Mary D. Rainey, respectively  
President and \_\_\_\_\_ Secretary of Eatonville Kindergarten  
and Day Nursery, Inc., a corporation of the  
State of Florida, to me known to be the persons  
described in and who executed the foregoing instrument to the FLORIDA POWER CORPORATION and  
severally acknowledged the execution thereof to be their free act and deed as such officers, for the  
uses and purposes therein mentioned; and that they affixed thereto the official seal of said corpora-  
tion, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal in said County and State, the day and year last  
aforesaid.



Ruby Thomas  
Notary Public

My Commission Expires:

Notary Public, State of Florida At Large  
My Commission Expires June 1, 1979  
Bonded By Reserve Insurance Co.

OVERHEAD DISTRIBUTION LINE EASEMENT

RECORDED & RECORD VERIFIED

James B. Smith  
County Comptroller, Orange Co., Fla

Town of Eatonville



**WINFRED CHAD MCKENDRICK**  
*Author of “Livin’ Beyond Your Paycheck”*  
*www.LivinBeyondYourPaycheck.com*  
3071 Egrets Landings Lake Mary, Fl 32746  
(407) 929-7328

**PERSONAL BACKGROUND**

**BORN** Miami Florida  
**FAMILY** Wife – Tammy McKendrick  
Children (son) – W. Chad McKendrick, II (daughter) Amanda

**STATEMENT** Enjoys spending time with my family. I work hard to set an example for youth of today. I really enjoy helping families identifying and over coming their money challenges.

**BUSINESS & PROFESSIONAL**

- Own and Operate a Financial Services Agency since 1989
- Manages an Office in Eatonville, FL
- 33 Money Coach/ Financial Services Reps.
- Served over 8,790 clients

**EDUCATION, LICENSES & AFFILIATIONS**

- Bachelor of Arts Degree, University of Florida, 1986
- Served on the **Parks and Recreation BOARD OF THE CITY OF ORLANDO**
- Served on the board for **Urban League Teens**
- On the board for **Cookies Learning Center**
- On the board for **Jericho Broadcasting**
- On the board for **Step One Dance Studio**
- On the **APEC** board for **ZORA Festival**
- Sponsor of **McKnight Achiever**
- A **PARTNER** for Orange County Schools.
- A **DIVIDEND** for Seminole County Schools
- Series 6 License for mutual fund investments
- Series 63 License for interstate investment activity
- Series 26 Licensed Principal for securities
- Life Insurance License, State of Florida
- Variable Annuity License, State of Florida
- Health Insurance License, State of Florida
- Member of the NASD
- Member of the SIPC

## **Speaking Experiences**

- Appeared on the nationally syndicated TV Show “**The Daily Buzz**”
  - Co-Hosted a Radio Shows on **1140 & 1400 am and Star 94.5 fm**
  - **Money Coach** for **Star 94.5 fm** “**Community Cares**”
  - **ARMY** Conference’07, ’08 , ’09 & ’10(Macedonia Baptist Church)
  - **Upward Bound** Conference (All of the Florida colleges)
  - **Black Student Union** Conference ( All of the Florida colleges)
  - Professional Opportunities Program for students (**P.O.P.S.**)workshop
  - Many **Church workshops** in the Central Florida Area
  - **C.O.G.I.C.** National Convention
- 
- Participated in Teach-In courses for :
    - **University of Central Florida**
    - **Winter Park Technical College**
    - **Valencia Community College**
    - **Orange County Public Schools**
    - **Seminole County Public Schools**
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- Conducted Money Seminars for :
    - **Alpha Kappa Alpha & Delta Sigma Theta** sororities
    - **Phi Beta Sigma** fraternity
    - **Boys & Girls Club**
    - **McKnight Achievers of Florida**
    - **Urban League Teens**
    - **Junior Achievers of Florida**
    - **Boys Scouts of Eatonville, Florida**
    - **Save Our Sons Inc.**
    - **Florida African American Student Association, Inc.**

## **Money Trainer (Business)**

- APEC Associate Preserve Eatonville Community
- Lowman’s Enterprise
- Step One Dance Studio

Also a **Personal Money Trainer**



# Winfred Chad McKendrick

## *The Author of*

# **Livin' Beyond Your Paycheck**

[www.livinbeyondayourpaycheck.com](http://www.livinbeyondayourpaycheck.com)

## ***Present: Community Seminar***

Every single day in every single city in our community, somebody goes to bed wondering how they are going to make end meet because their paycheck just isn't enough. Society and our Family have taught us how to manage **BILLS** and not **MONEY**. The good news is through my seminar I will teach your employees and/or citizens some powerful lessons that will enlighten them about how to manage their money better.

In my seminar I will teach them how to manage money so that they can **SHARE** with their community, **SAVE** money for their future (near/far), properly **SHOP** and **SPEND** money on their household expenses. It's a simple concept that individuals around Central and South Florida have enjoyed learning.

I have conducted seminars and workshops around the Central and South Florida area. I taught at Valencia Community College, University of Central Florida, many local High Schools, Middle Schools, churches, businesses and conferences.

The proposal cost is \$20 per person for a 1 hour session with your residents (Estimated 100 to 300). I would like to receive 50% of the attendee's registration 10 business days prior to the event. The seminar will include my book *Livin' Beyond Your Paycheck* for each person in attendance.

I have conducted seminars and workshops around the Central and South Florida area. I taught at Valencia Community College, University of Central Florida, many local High Schools, Middle Schools, churches, businesses and conferences. (See my attached Bio)

# Town of Eatonville

## Community Redevelopment Agency

370 E. Kennedy Blvd

Eatonville, FL 32751

[www.EatonvilleCRA.org](http://www.EatonvilleCRA.org)



Town of Eatonville



TO: CRA Board of Directors

VIA: James Benderson, CRA Director | Town Planner

FROM: Jasmyne Reese, Neighborhood Coordinator

DATE: February 19, 2019

SUBJ: Home Emergency Lockbox Pilot Program

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### MEMO

#### Background:

Board member Sconions and Eatonville Police Department collaborated to bring a Home Emergency Lock Box Program to the Town of Eatonville. The CRA Board approved the funding of lock boxes at the regular schedule meeting on May 15, 2019 not to exceed \$800.

#### Update:

Deputy Chief Jenkins ordered and received the lock boxes. CRA staff prepared a draft application and flyer for EPD to promote the program. The program will be facilitated by EPD and promoted as CRA funded pilot program.



# Home Emergency Lockbox Program

This program provides lockboxes for emergency personnel to gain access to your home when called for emergencies. Lockboxes are only accessible to first responders in the event of an emergency. This offers an alternative point of entry for first responders. (Friends, family and neighbors will not have access to this system to access your home.)

## Who is eligible?

- Homestead within CRA district,
- Seniors 55 and over,
- Homebound or disabled residents,
- **Program requires spare key(s) and sign a liability waiver.**

## Register today!

Pick up your application at town hall and return it to the Eatonville Police Department.

NOTE: In the event of a time sensitive emergency first responders may use the fastest means to gain entry.



Town of Eatonville: 407-623-8900 | CRA: 407-960-1361  
EPD: 407-623-1300

This program is a collaboration between the Town of Eatonville community Redevelopment Agency and the Eatonville Police Department.



# Home Emergency Lockbox Program Application

## Applicant Information

Homeowner Name:	D.O.B:
Address:	Phone Number:
Parcel ID:	A.A Phone Number:
Authorized Agent:	File No. (Office Use ONLY):
A.A Relationship:	Date Received (Office Use ONLY):

## General Physician Information

General Physician Name:	Office Name:
Address:	Phone Number: Fax Number:

## Medical Info

Medical Conditions:	Disability:
Emergency Contact Person:	Phone Number:

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# Home Emergency Lockbox Program Application

## Income Background

- Years at the listed address: 5 10 20+
- Number of adults in household including you: 1 2 3 4+
- Number of children in household: 1 2 3 4+
- Number of working adults including you: 1 2 3 4+
- Number of adults on disability: 1 2 3 4+
- Please identify your household income by circling what applies to you

Median Family Income	Median Family Income	Persons in Family						
		1	2	3	4	5	6	7+
\$62,900	Very Low (50%)	22,400	25,600	28,800	31,950	34,550	37,100	39,650
	Low (80%) Income	35,800	40,900	46,000	51,100	55,200	59,300	63,400
	Extremely Low	13,450	16,460	20,780	25,100	29,420	33,740	38,060

## Please attach

- Proof of homestead
- Proof of home insurance

I verify that the information in this document is true.

Print: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Notarized: \_\_\_\_\_

Date: \_\_\_\_\_

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