



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, JUNE 18, 2024 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Mayor Olga Gonzalez, Commissioners Olga Castano, Angela Eady, Carlos Alvarez, III, Janette Martinez

Staff Present: City Manager Mike Steigerwald, City Attorney Olga Sanchez de Fuentes, Deputy City Manager Desiree Matthews, Assistant City Manager Austin Blake, Deputy City Clerk Tameara Crespo

Members Absent: City Clerk Linda Hansell

Mayor Gonzalez called the meeting to order at 6:00 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Commissioner Alvarez led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Acceptance or Denial of Qualified Electors for Seat #1, Seat #3 and Seat #5

Commission discussion and approval or denial of the certification of candidates for the August 20, 2024, General Election for Commission Seat #1, Seat #3, and Seat #5 (Mayor).

City Manager Steigerwald recommended that the Commission vote on each seat separately. He announced that all candidates for Seat #1 had met the requirements to qualify per the City Charter and verified that there was not a statutory requirement for candidates to be in attendance tonight.

Commissioner Martinez announced that she would be abstaining from the vote for Seat #1 qualifications, due to her husband's personal interest in the candidate, Lisandra Roman. Commissioner Martinez's Form 8B is attached as Exhibit "A".

Commissioner Alvarez made a motion to approve the qualification of Candidates for Seat #1 (Lisandra Roman, Noel Ortiz, Jaime Reyes). Commissioner Castano seconded the motion.

AYE: Mayor-Commissioner Gonzalez, Commissioner Alvarez, Commissioner Castano, Commissioner Eady

NAY: None

ABSTAIN: Commissioner Martinez

Motion carried 4-0-1.

City Manager Steigerwald announced that all candidates for Seat #3 had met the requirements to qualify per the City Charter.

Commissioner Martinez announced for the record that her husband performed work for Seat #3 candidate, Wade A. Choate, but has not had an employment contract for over a

year. She will not be abstaining but wanted to go on record with the information. Per City Attorney, Sanchez de Fuentes there is no voting conflict.

Commissioner Martinez made a motion to approve the qualification of candidates for Seat #3 (Wade A. Choate, Carlos Alvarez III, Rubin Anderson, Nichole Wagoner de Arguello). Commissioner Castano seconded the motion.

AYE: Mayor-Commissioner Gonzalez, Commissioner Alvarez, Commissioner Castano, Commissioner Eady, Commissioner Martinez

NAY: None

Motion carried 5-0.

City Manager Steigerwald announced that all candidates for Seat #5 with the exception of candidate Olga A. Carino had met the requirements to qualify per the City Charter. The City provided the residency concerns within the agenda packet for Commission consideration and discussion. He reiterated that the City Commission, per the City Charter, is the "sole judge of qualification of it's own members" and it is the decision of the Commission based upon the facts presented. The Commissioners received emails from citizens which were distributed on the dais for review (Exhibit "B"). A copy of candidate Olga A. Carino's paperwork submitted to the City for qualifying was distributed for review (Exhibit "C").

Mayor Gonzalez invited Jeremy Fetzer of the Osceola Action Committee, 3523 Bay Court, Saint Cloud, to the podium to speak. Mr. Fetzer sought to challenge the qualification of Seat #5 candidate, Olga A. Carino, and recommended she be disqualified for failure to establish residency. Mr. Fetzer provided a packet of information tabbed 1-9 with information to substantiate the claim (Exhibit "D"). In Mr. Fetzer's petition, he asserted a variety of allegations, including voter registration and homestead exemption fraud. He called into question the failure of the candidate to establish a clear pattern of residency at 705 Catherine Street, Kissimmee, Florida. He further requested the recusal of Commissioner Martinez and Mayor Gonzalez due to alleged conflicts of interest.

City Attorney Sanchez de Fuentes stated that there was no financial benefit from the vote, and photographs of Commissioners with candidates do not rise to the level of personal affiliation. After holding a discussion about personal and business relationships, Commissioner Martinez confirmed for the record that she will have no future benefit from any candidates for Seat #5 and to do so would be an ethical violation. The Commission and Mr. Fetzer further discussed homestead concerns for the property located at 1091 Hidden Harbour Lane and 705 Catherine Street. City Attorney Sanchez de Fuentes provided a homestead exemption cancellation form, where candidate Olga A. Carino declared her intent to relocate and move from the 1091 Hidden Harbour Lane property in February 2023 (Exhibit "E").

Mayor Gonzalez invited Ms. Carino and her representative to speak. Ms. Carino's attorney stated that the petition had no standing and that she had complied with the residency requirement. He asserted that candidates are entitled to have multiple residences and other relatives are residing in those properties. He further asserted that receiving mail at multiple residences does not disqualify a candidate. He requested the Commission postpone their decision. City Attorney Sanchez de Fuentes confirmed that a decision must be made tonight as there are deadlines set by the State and the Supervisor of Elections Office requires the approved ballot language. Commissioner Eady clarified with candidate Carino who was living at the 1091 Hidden Harbour Lane address and Ms. Carino

confirmed her father was living there and she currently resides inside of the City limits and maintains she has done so for a year and a half.

The Commission, Mr. Fetzer, and Ms. Carino's attorney discussed documents that were collected by the City to establish residency, including utility bills. Mr. Fetzer alleged that even with the homestead cancellation form submitted for 1091 Hidden Harbor Lane, the property at 705 Catherine Street was illegally homesteaded and asserts Ms. Carino has failed to provide a Kissimmee Utility Authority or Toho Water bill with her name on it during her tenure living at 705 Catherine Street. Nelly Hernandez, County resident, addressed the Commission. She and Mr. Fetzer requested that Ms. Carino provide her Toho Water or Kissimmee Utility Authority bill to establish residency as well as the domicile agreement outlining the same. She urged the Commission to look at all the facts and documents presented to them. The petitioners reiterated that the lease provided for 705 Catherine Street did not indicate that the utilities were incorporated into the rent.

The requirements of the City Charter and the qualification documents collected pursuant to City Resolution #06-2019 were read out loud by the City Manager. After a review of the information presented and a discussion being held, the Commission rendered a vote.

Commissioner Martinez made a motion to approve the qualification of all candidates for Seat #5 (Olga A. Carino, Olga L. Castano, John Cortes, Jackie Espinosa). Mayor Gonzalez seconded the motion.

AYE: Mayor-Commissioner Gonzalez, Commissioner Alvarez, Commissioner Martinez, Commissioner Castano, Commissioner Eady
NAY: None

Motion carried 5-0.

3.B General Election Resolution in Support of Election Proclamation and Designation for Names to Appear on the Ballot

Adoption of a resolution in support of an Election Proclamation and with the order of the candidate names as they will appear on the ballot for the August 20, 2024, General Election.

Commissioner Martinez made a motion to adopt Resolution #10-2024. Commissioner Castano seconded the motion.

AYE: Mayor-Commissioner Gonzalez, Commissioner Alvarez, Commissioner Castano, Commissioner Eady, Commissioner Martinez
NAY: None

Motion carried 5-0.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing - First Reading - Proposed Ordinance #24-07 - Amending the Code of Ordinances, Chapter 28, Parks and Recreation, giving the City Manager the authority to implement or modify Parks and Recreation user rates, charges and fees.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 28, PARKS AND RECREATION, ARTICLE II, PARKS RULES AND REGULATIONS, DIVISION 1, GENERALLY, SECTION 28-20,

POLICY OF USER FEES AND CHARGES, TO ALLOW THE CITY MANAGER TO MODIFY PARK AND RECREATION USER RATES, CHARGES AND FEES; AND PROVIDING AN EFFECTIVE DATE

Request approval of the First Reading of the Proposed Ordinance #24-07 giving the City Manager the authority to implement or modify Parks and Recreation user rates, charges and fees.

City Attorney Sanchez de Fuentes read Proposed Ordinance #24-07 by title.

Mayor Gonzalez announced the Public Hearing with no response from the audience.

Commissioner Eady moved to approve the Public Hearing and First Reading of Proposed Ordinance #24-07. Commissioner Castano seconded the motion.

AYE: Mayor-Commissioner Gonzalez, Commissioner Alvarez, Commissioner Castano, Commissioner Eady, Commissioner Martinez

NAY: None

Motion carried 5-0.

4.B **Public Hearing - First Reading - Proposed Ordinance #24-08 - Amending the Code of Ordinances, Chapter 28, Parks and Recreation, Allowing the Use of Certain E-bikes on Bicycle or Pedestrian Ways within City Parks**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 28, PARKS AND RECREATION, ARTICLE II, PARKS RULES AND REGULATIONS, DIVISION 2, REGULATIONS, SECTION 28-50, PROHIBITED ACTS, TO ALLOW THE USE OF CERTAIN E-BIKES ON BICYCLE OR PEDESTRIAN WAYS WITHIN CITY PARKS; AND PROVIDING AN EFFECTIVE DATE

Request approval of the First Reading of the Proposed Ordinance #24-08 allowing the use of certain e-bikes on bicycle or pedestrian ways within City parks.

City Attorney Sanchez de Fuentes read Proposed Ordinance #24-08 By title.

Mayor Gonzalez announced the Public Hearing.

Tom Kapp, 21 N. Clyde Avenue, Kissimmee, expressed his concerns with the ordinance. City Manager Steigerwald confirmed that the City is not recommending electric scooters or mopeds since they are faster than 20 mph. The City previously disapproved golf carts because they were requesting to be on the street, and the e-bicycles will be sidewalks and only within City parks. Mr. Kapp recommended the language be amended to include a specific width requirement and that law enforcement be more present for enforcement purposes.

Commissioner Eady moved to approve the Public Hearing and First Reading of Proposed Ordinance #24-08 and for staff to modify the language to include a minimum sidewalk width of 10 feet in any City park. Commissioner Castano seconded the motion.

AYE: Mayor-Commissioner Gonzalez, Commissioner Alvarez, Commissioner Castano, Commissioner Eady, Commissioner Martinez

NAY: None

Motion carried 5-0.

5. PUBLIC HEARINGS

6. HEAR AUDIENCE

Jeremy Fetzer, Osceola Action Committee, returned to the podium to inquire about the statute the City Attorney cited, enabling Commissioner Martinez to vote on the Seat #5 qualification. City Attorney Sanchez de Fuentes provided a copy of Florida Statute §112.3143 to Mr. Fetzer.

Tom Kapp, 21 N. Clyde Avenue, provided his opinions on tonight's vote regarding Seat #5 and candidate Olga A. Carino.

Maria Bazan, 2689 Kendall Avenue, sought clarification on the State versus the City's qualification process. Commissioner Eady and Commissioner Martinez explained the process and qualifying procedures to Ms. Bazan.

7. CONSENT AGENDA

The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, an item may be removed from the Consent Agenda for discussion.

Commissioner Martinez made a motion to approve the Consent Agenda in its entirety. Commissioner Castano seconded the motion.

Motion carried 5-0.

- 7.A Approval of City Commission Minutes from the June 4, 2024, Workshop, KUA Interviews, and Commission Meeting
Request Commission approval of the June 4, 2024 Commission Minutes.
- 7.B Interlocal Agreement for FIRE/EMS Service for a portion of Unincorporated Osceola County.
Approval of Contract #20240370, the updated Interlocal Agreement between City of Kissimmee and Osceola County relating to the Kissimmee Fire Department (KFD) providing Fire and EMS services in the unincorporated areas of Osceola County identified within the attached agreement. This Agreement begins in FY25 with a Base Cost Share of \$2,419,656.20 annually. Osceola County's fee shall be paid quarterly and will be the Base Cost Share minus any EMS collections in the defined service area.
- 7.C First Amendment to the Airport Lease for Florida Coach Inc.
Approval of First Amendment for Ground and Building Lease for Florida Coach, Inc. at Aerospace Park located at Kissimmee Gateway Airport, Contract # 20240318.
- 7.D 2024 Rescue Unit Replacement and Re-Chassis
Approval to purchase a Freightliner M2 Chassis through Excellance, Inc. for the re-chassis and refurbishment of FD127.
- 7.E Furniture purchase for new Development Services Center (City Hall Addition)
Approval to purchase furniture and furnishings from Commercial Design Services for the new Development Services Center in the new City Hall addition in the amount of \$427,855.
- 7.F Affordable Housing Advisory Committee (AHAC) Appointment
Review the application and qualification of the recommended candidate (Fatima Santiago) in order to fill the current vacancy on the AHAC.

- 7.G Disposal of City Assets
Approval to dispose of the asset items detailed in the attached report.
- 7.H Amendment No. 1 to Public Transportation Grant Agreement (PTGA) from the Florida for Airfield Lighting Upgrades
Approval of Amendment No. 1 to the Public Transportation Grant Agreement (PTGA) from the Florida Department of Transportation (FDOT) for the Airfield Lighting Upgrades at Kissimmee Gateway Airport in the amount of \$1,850.00, Grant Master No. AirF Light.
- 7.I Resolution authorizing a Local Funding Agreement with the Florida Department of Transportation for Traffic Signal Mast Arm Upgrades
Approval of a resolution authorizing the Mayor to execute and deliver the Local Funding Agreement (LFA), contract # 20240378, to the Florida Department of Transportation (FDOT) for the upgrade of four (4) traffic signal mast arms in the amount of \$368,586.

Resolution # 11-2024.
- 7.J Authorization to accept funding from the Florida Department of Transportation Alert Today Florida's High Visibility Enforcement for Pedestrian and Bicycle Safety Program
Authorize the Chief of Police to execute the Letter of Agreement (Grant HIGHVIS24) with the Institute of Police Technology and Management in order to accept grant funding from the Florida Department of Transportation (FDOT) Alert Today Florida's High Visibility Enforcement for Pedestrian and Bicycle Safety Program.
- 7.K Bid Award for RFP 2024-007 - Design Services for the Haven on Vine
Approval of award RFP 2024-007 to Forefront Architecture and Engineering to provide design services for the Haven on Vine Project in an amount not to exceed \$115,092.

8. DISCUSSION ITEMS

CITY COMMISSION RECESSES AND CONVENES AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD

- 8.A (Vine Street CRA) Exploration and due-diligence associated with the potential purchase of the Vine Street Kmart Site located at 2211 West Vine Street
Request Vine Street Community Redevelopment Agency authorize the City Manager to execute sales contracts for the Kmart property.

Economic Development Director Tom Tomerlin presented documents attached to the agenda and reviewed the sales contracts for the old Kmart building. The Commission, City Manager and Economic Development Director Tomerlin discussed concepts for future redevelopments as a mixed use which would be done through a RFP process.

Commissioner Eady made a motion to approve. Commissioner Martinez seconded the motion.

Motion carried 5-0.

COMMUNITY REDEVELOPMENT AGENCY ADJOURNS AND RECONVENES AS THE CITY COMMISSION

- 8.B Advisory Board Vacancy: Planning Advisory Board
The Commission is requested to make an appointment to fill a vacancy on the Planning Advisory Board.

Mayor Gonzalez made a motion to appoint Rebeca Marin to the Planning Advisory Board. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald reminded the Commission and audience that City offices will be closed Wednesday for the Juneteenth holiday.

9.B CITY ATTORNEY

9.C CITY COMMISSION

Commissioner Eady discussed a sand bag outreach concept with City Manager Steigerwald and Assistant City Manager Blake. City management will look into this and report back at the next meeting. Commissioner Eady requested a fee waiver to utilize a City facility for an event that she will be holding on July 11, 2024.

Commissioner Alvarez made a motion to approve the fee waiver for Commissioner Eady's event. Commissioner Castano seconded the motion.

Motion carried 5 - 0.

Commissioner Alvarez commended Kissimmee Police and Fire Department on their recent responses in the community and wished all of the qualified candidates luck on the upcoming election.

Commissioner Martinez announced the Legion will be hosting a swearing in ceremony on June 23, 2024 at 1:00 p.m.

Mayor Gonzalez invited the community to participate in a law enforcement sponsored event to help the homeless on June 20, 2024, from 9:00 a.m. to 1:00 p.m. at 800 Office Plaza Blvd.

10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Gonzalez adjourned the meeting at 7:42 PM.



ATTEST:

Linda S. Hansell

CITY CLERK

Olga Castano

for

MAYOR-COMMISSIONER

Exhibit "A"

Item 3.A. Acceptance or Denial of Qualified Electors for Seat #1, Seat #3, and Seat #5
Form 8B – Commissioner Martinez

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Martinez Janette</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Board Kissimmee City Comm.</i>	
MAILING ADDRESS <i>101 Church St Osceola</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <i>Kissimmee FL</i>	COUNTY <i>34741</i>	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED		NAME OF POLITICAL SUBDIVISION: <i>City of Kissimmee</i>	
		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Janette Martinez, hereby disclose that on 6/18/24, 20 24:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

3. A Exceptance or Denial of qualified electors for Seat #1.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

6/18/24

Signature

Janette Martinez

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

Exhibit "B"

Item 3.A. Acceptance or Denial of Qualified Electors for Seat #1, Seat #3, and Seat #5

Citizen's Emails

Tameara Crespo

From: Mike Steigerwald
Sent: Tuesday, June 18, 2024 3:55 PM
To: Tameara Crespo
Cc: Olga Sanchez de Fuentes; Desiree Matthews; Austin Blake
Subject: FW: Commission Agenda Item A

FYI – In reference to tonight's meeting.

From: Christi Kapp <artsybiker1@gmail.com>
Sent: Tuesday, June 18, 2024 3:18 PM
To: Mike Steigerwald <MIKE.STEIGERWALD@kissimmee.gov>
Subject: Commission Agenda Item A

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Hi Mike,

Thanks to the City Staff for doing the due diligence on the candidates for Commission Seat 5 and bringing to light some questionable details for Olga A. Carino's residency.

After I saw the agenda item, I looked up some more.

it's also interesting to see that all of the state business licenses (Sunbiz, and FL Department of Hotels and Restaurants) for their business, Carino's Cafe are also listed with mailing addresses at the 1091 Hidden Harbor Ln address which is not in the City limits

Good job looking at the details! Hope the commission does the right thing after looking at the facts.

Regards

Christi

Tameara Crespo

From: Jane Smith <jane.s007th@yahoo.com>
Sent: Tuesday, June 18, 2024 4:57 PM
To: Olga Gonzalez; Linda Hansell; Tameara Crespo
Subject: Olga Barreto Docs
Attachments: Olga Barreto v Geico.pdf

EXTERNAL EMAIL: This email originated from outside of the organization. DO NOT REPLY, CLICK LINKS, or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe

Hello,

I am writing to bring to your attention a matter I find concerning regarding the residency of a candidate currently running for mayor. As a long-standing resident of the city for over 20 years, I find it troubling that this individual may be misrepresenting their residency status in order to qualify for candidacy.

Attached are documents that I feel show that she is being untruthful. It is my hope that you will thoroughly review this information and conduct the necessary due diligence to ensure that everything being presented to the citizens of Kissimmee are factual.

The attached document is a lawsuit she filed in 2023 on behalf of her son. Look at the address listed on her insurance.

14071299

IN THE SMALL CLAIMS COURT OF THE NINTH
JUDICIAL CIRCUIT IN AND FOR ORANGE
COUNTY, FLORIDA

ASSOCIATESMD MEDICAL GROUP, INC.
A/A/O OLGA BARRETO, AS PARENT AND
LEGAL GUARDIAN OF ONYX BARRETO,

CASE NO.:
DIV. NO.:

Plaintiff,

vs.

GEICO INDEMNITY COMPANY,

Defendant.

COMPLAINT

AssociatesMD Medical Group, Inc., (hereinafter "Plaintiff"), as assignee of OLGA BARRETO, AS PARENT AND LEGAL GUARDIAN OF ONYX BARRETO, (hereinafter "Insured"), sues the Defendant, GEICO Indemnity Company, (hereinafter "Defendant"), pursuant to the Ninth Judicial Circuit Court Administrative Order 2009-12-02 applies and alleges:

1. This is an action for damages in the amount range of \$500.01 to \$2,500.00 dollars exclusive of interest, costs, and attorney's fees.
2. At all times material hereto, Defendant was a corporation duly licensed to transact insurance in the State of Florida and maintained agents for transaction of its customary business in Orange County, Florida.
3. On or about September 20, 2022, the Insured was involved in a motor vehicle accident. The Insured sustained personal injuries in, or as a result of, said accident.
4. As a direct and proximate result of the personal injuries the Insured sustained in the accident, the Insured incurred reasonable expenses for related and necessary medical and rehabilitative treatment and therapy, supplies, diagnostic testing, nursing and remedial care performed or provided by the Plaintiff in the State of Florida.

5. Defendant issued an insurance policy that provided personal injury protection (PIP) benefits required by law to comply with Section 627.730 - 627.7405, Florida Statutes, and/or medical payment coverage. A copy of the policy is not available, but it is in the possession of the Defendant. Plaintiff is not in possession of the policy and Defendant is not prejudiced by the policy not being attached to this complaint.

6. The above described policy was in full force and effect on the date of the accident and provided PIP and/or medical payment coverage for the Insured for bodily injuries sustained in said accident.

7. Pursuant to all or a combination of the following, Plaintiff has standing to pursue this action directly against the Defendant, and to collect all reasonable attorney's fees pursuant to Sections 627.733 et seq., 627.736(4)(c), 627.736(8), and 627.428, Florida Statutes:

- A. a written assignment of benefits wherein the Insured assigned to Plaintiff the rights to any potential benefits under the PIP policy of insurance issued by the Defendant (A copy of said assignment of benefits is contained in Exhibit "A");
- B. an equitable or implied assignment (hereinafter "equitable assignment"), that exists between the patient and Plaintiff wherein the patient assigned the rights to any potential benefits under the PIP policy of insurance issued by the Defendant; and/or
- C. as the real party in interest as Plaintiff has a sufficient stake in the controversy addressed in this count, will be affected by the outcome of this matter and is the actual party that stands to lose or gain.

8. Defendant received notice of the covered losses.

9. Defendant failed to make proper payment of said PIP benefits within thirty (30) days as required by Section 627.736(4)(b), Florida Statutes.

10. A demand for PIP and/or medical payment benefits was made for all reasonable charges that were for necessary medical and rehabilitative treatment and therapy, supplies, diagnostic testing, nursing, and remedial care related to the subject accident. (The medical bills, charges, and items that are the subject of this claim are attached hereto as Exhibit "A").

11. The Plaintiff has performed all conditions precedent to entitle Plaintiff to recover PIP and medical payment benefits for reasonable, related and necessary medical and rehabilitative treatment and therapy, supplies, diagnostic testing, nursing and remedial treatment regarding the above-described policy, or those conditions have been waived.

12. Despite the fact that Defendant had no reasonable proof to establish that it was not responsible for the payment, Defendant has failed to pay Plaintiff for covered losses.

13. Due to Defendant's failure to pay PIP benefits in accordance with Florida law, Plaintiff has been required to retain the undersigned law firm for the prosecution of this lawsuit. The Plaintiff has agreed to pay, and the attorneys have agreed to accept, any Court-awarded attorneys' fee.

14. Defendant has failed to pay the applicable statutory interest, postage, penalties, and the statutory attorney fees required by law.

15. The determination of the reasonableness of charges is subject to Section, 627.736(5), Florida Statutes and Defendant's policy language. To the extent Defendant has made a legally sufficient election allowing it limit payment pursuant to the schedule of maximum charges legally permitted by Section 627.736(5)(a)(1), Florida Statutes (2012)(or Section 627.736(5)(a)(2), Florida Statutes (2008)), Plaintiff's claim or claims do not exceed those legally permitted limits.

16. Plaintiff would derive a direct benefit from the Court ordering the Defendant to pay benefits, interest, postage, penalty and attorney fees, even if Defendant pays all or some of the disputed benefits before judgment is entered.

17. Plaintiff is entitled to an award of reasonable attorneys' fees pursuant to Sections 57.041, 57.104, 627.428 and 627.736(8), Florida Statutes.

18. Plaintiff is entitled to simple interest on the amount of said medical bills or charges pursuant to Section 627.736(4)(c), Florida Statutes.

WHEREFORE, Plaintiff, AssociatesMD Medical Group, Inc., as assignee of OLGA BARRETO, AS PARENT AND LEGAL GUARDIAN OF ONYX BARRETO, demands judgment against Defendant, GEICO Indemnity Company, for damages in the amount range of \$500.01 to \$2,500.00 dollars exclusive of interest, costs, and attorney's fees.

PLAINTIFF HEREBY DEMANDS A JURY TRIAL ON ALL ISSUES SO TRIABLE.

Respectfully submitted this 6th day of June, 2023.

/s/ Gina Kimmel
Gina Kimmel, ESQUIRE
Florida Bar No. 121929
MORGAN & MORGAN, P.A.
20 N. Orange Avenue, 4th Floor
Orlando, FL 32801
(407) 236-5987 – Phone
4072453414 – Fax
Primary Email: gkimmel@forthepeople.com
Secondary Email: lrolon@forthepeople.com
smerillo@forthepeople.com
Attorneys for Plaintiff

Exhibit A

MORGAN & MORGAN

March 28, 2023

CERTIFIED MAIL

Angela Rinella
Geico Indemnity Company
P.O. Box 9091
Macon, Georgia 31208

Written Notice of Intent to Initiate Litigation

This is a demand letter under §627.736(10) as required by Florida Statute (effective date - January 1, 2008) and/or §627.736(11)(prior statute), or under any policy of insurance

RE: 14071299 AssociatesMD Medical Group, Inc. a/a/o ONYX BARRETO vs GEICO INDEMNITY COMPANY

Insured:	Olga Barreto
Patient:	Onyx Barreto
Claim/Policy#:	[REDACTED]
Date of Loss:	September 20, 2022
Our File#:	14071299

Dear Sir/Madam:

This is a demand letter under section 627.736 (10), Florida Statutes, and under any policy of insurance. The personal injury protection (PIP) benefits (and medpay benefits if applicable) claimed are for payment of reasonable charges for related and necessary treatment, services, accommodations or supplies to the above-referenced patient. The below-identified provider has not been properly paid.

Name of medical provider rendering treatment, services, accommodations or supplies that form the basis of this claim: **AssociatesMD Medical Group, Inc.**

Specifically, this demand is for payment of the below listed amounts for the listed dates of service at the reasonable amount billed minus any payments received by **AssociatesMD Medical Group, Inc.** from said PIP insurer. (Please note that if this policy contains medpay coverage, the amount demanded is at 100% of the reasonable billed amount minus any payments received from said PIP insurer). If the insurer has information supporting that a lesser amount is owed and/or this demand is not payable due to deductible, co-payment, exhaustion, Florida Statute §627.736(1)(a), §627.736(2), §627.736(4), §627.736(5), §627.736(6), §627.736(7), or for any other reason, please provide the appropriate explanation pursuant to §627.736(4)(b).

If the insurer has made an unambiguous election in its insurance policy pursuant to Fla. Stat. Section 627.736(5)(a)(1)(2012), permitting the insurer to limit payment to 80% of 200% of the allowable amount under the Medicare Part B Physicians Fee Schedule and/or the 80% of the maximum reimbursable allowance under workers' compensation, then the amounts demanded herein are subject to those legally permitted amounts. The policy of insurance is in the insurer's possession, and the insured and/or its assignee is unable to determine the specific amount owed without this documentation.

If the insurer contends that it has made an election to limit payment subject to the schedule of maximum charges noted above, please recite to us or provide us with the portion of the insurance policy that provides for limiting payment to the schedule of maximum charges.

Please provide a copy of the related policy, PIP payout log and copies of all explanation of benefits/reimbursements that have been made on behalf of the above-referenced patient/claimant.

We dispute the payments made by the insurer and request the insurer to notify us that the policy limits under this section have been reached within 15 days after the limits have been reached as required by §627.736(6)(f).

The following is demanded:

1. Amount of **\$636.48, (\$840.00 billed x 80% - \$35.52 previously paid)** and subject to applicable policy limits and deductible, **and** any proper election under §627.736(5)(a)(5) to limit payment to the schedule of maximum charges legally permitted under §627.736(5)(a)(1)-(4), pending verification of medical benefits for date(s) of service **November 9, 2022** made payable to **AssociatesMD Medical Group, Inc.** and mailed to our office.
2. Interest on the amount due, at the statutory rate, commencing 30 days after the date the bill for services (CMS 1500) was received by the carrier and up to the date payment made make payable to **Morgan & Morgan P.A.**
3. Penalty of 10% of amount due (maximum penalty \$250.00) and certified or registered mail, return receipt requested, cost made payable to **Morgan & Morgan P.A.** Our tax identification number is 80-0047276.
4. The demand response must reference file number **14071299.**
5. Make the attention to **Belayne Guerrero, Esq. and mail to P.O. Box 16630 Plantation, FL 33318**

Also, enclosed please find the following:

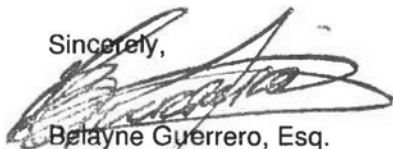
1. Assignment of Benefits
2. Itemized Statement

Further, in the event the carrier decides to not honor this claim and/or demand, we hereby request or demand the carrier reserve or escrow sufficient benefits to satisfy this outstanding claim prior to any exhaustion of benefits, pending resolution of any action reasonably filed after this letter. We seek to preserve and pursue all rights as provided by law and to minimize or avoid litigation if possible. Additionally, we request any reply further denying or not satisfying this claim/demand to outline the exact reasons why the carrier denies this claim/demand for denied or overdue benefits and other damages.

Failure to fully and completely comply with this demand letter within 30 days will result in suit being filed for all amounts legally due, including applicable costs and attorney's fees.

Govern yourselves accordingly.

Sincerely,



Belayne Guerrero, Esq.

Enclosure(s)/mr

ASSOCIATESMD

PATIENT CONSENT AND AUTHORIZATION

I, Onixxjoe Barreto, further acknowledge that in the event AssociatesMD is forced to retain the services of a collection agency and/or attorney; I will be responsible for the collection and/or legal fees. I hereby authorize the doctor to release medical information to my insurance company to secure payment of benefit. To the extent that AssociatesMD receives or transmits my medical information or protected health information to a health information exchange ("HIE") that is accessed by other organizations, I hereby consent and authorize for my medical information to be shared for such purposes. I understand that I may request that my information not be shared with an HIE by providing notice to AssociatesMD. I also authorize the use of my signature on all insurance submissions and as authorization for payment to be sent to AssociatesMD at **4780 SW 64th Ave, STE 102, Davie, FL 33314**.

I hereby consent to the following treatments:

Administration and performance of all treatments, performance of such procedures, use of prescribed medication, performance of diagnostic procedures/test and cultures as may be deemed necessary or advisable in the treatment of this patient. Performance of other medically accepted laboratory tests that may be considered medically necessary or advisable based on the judgment of the attending physician or their assigned designees. I fully understand that this is given in advance of any specific diagnosis or treatment. I intend this consent to be continuing in nature even after a specific diagnosis has been made and treatment recommended. The consent will remain in full force until revoked in writing. I, the undersigned, acknowledge that AssociatesMD will use and disclose my information for the purpose of treatment, payment, and healthcare operations as described in the notice of privacy practice. Photocopy of this consent shall be considered as valid as the original Medicare patients. I authorize to release medical information about me to the social security administration or its intermediaries for my Medicare claims. I acknowledge that I have been given the associates in family practice notice of privacy practices. I understand that if I have questions or complaints, that I should contact the privacy officials. I certify that I have read and fully understand the above statements and consents fully and voluntarily to its contents.

Patient consent, Authorization and Assignment of benefits:

I ASSIGN THE BENEFITS, PAYABLE FOR SERVICES TO ASSOCIATESMD. I, the undersigned patient/insured knowingly, voluntarily and intentionally assign the rights and benefits of my automobile insurance, a/k/a Personal injury protection and Medical payments policy of insurance to the above caption healthcare provider. I understand it is the intention of the provider to accept this assignment of benefits in lieu of demanding payments at the time services are rendered. I understand this document will allow the provider to file suit against the insurer for payment of the insurance benefits and to seek damages from the insurer per Florida statute 627.428.

Consent to Contact. I hereby expressly consent to being contacted by mobile phone or mobile text messaging for the purpose of receiving information or advice about my health care, about any services offered, changes in policies, procedures, or office hours, or any other purpose as determined by my practitioner. Data messaging charges may apply.

Receipt of Notice of Privacy Practices.

I, Onixxjoe Barreto, have received a copy of AssociatesMD Notice of Privacy Practices. Additional copies are available upon check-in.

The physicians and staff of AssociatesMD have my permission to speak to the following family members/friends in reference to my medical care:

Name: _____	Relationship to Patient _____
Name: _____	Relationship to Patient _____
Name: _____	Relationship to Patient _____

The Physicians and staff at AssociatesMD have my permission to leave a message on my answering machine ☐ Yes ☐ No, **and/or call at my place of work:** ☐ Yes ☐ No

DocuSigned by:



160990688018478

Signature of responsible party

11/8/2022

Date



HEALTH INSURANCE CLAIM FORM

APPROVED BY NATIONAL UNIFORM CLAIM COMMITTEE (NUCC) 02/12

GEICO

PO BOX 9091

MACON, GA, 31208-9091

PICA

PICA

1. MEDICARE ☐ (Medicare#) MEDICAID ☐ (Medicaid#) TRICARE ☐ (ID#/DoD#) CHAMPVA ☐ (Member ID#) GROUP HEALTH PLAN ☐ (ID#) FECA BLK LUNG ☐ (ID#) OTHER ☒ (ID#)			1a. INSURED'S I.D. NUMBER (For Program in Item 1)								
2. PATIENT'S NAME (Last Name, First Name, Middle Initial) BARRETO, OMIXXJOE			3. PATIENT'S BIRTH DATE MM DD YY 10 20 2007 M ☒ F ☐			4. INSURED'S NAME (Last Name, First Name, Middle Initial) BARRETO, OMIXXJOE					
5. PATIENT'S ADDRESS (No., Street) 1091 HIDDEN HARBOR LANE			6. PATIENT RELATIONSHIP TO INSURED Self ☐ Spouse ☐ Child ☐ Other ☒			7. INSURED'S ADDRESS (No., Street) 1091 HIDDEN HARBOR LANE					
CITY KISSIMMEE			STATE FL			CITY KISSIMMEE			STATE FL		
ZIP CODE 34746			TELEPHONE (Include Area Code) (407)9229241			ZIP CODE 32819			TELEPHONE (Include Area Code) (407)9229241		
9. OTHER INSURED'S NAME (Last Name, First Name, Middle Initial)			10. IS PATIENT'S CONDITION RELATED TO: a. EMPLOYMENT? (Current or Previous) ☐ YES ☒ NO b. AUTO ACCIDENT? ☒ YES ☐ NO PLACE (State) FL c. OTHER ACCIDENT? ☐ YES ☒ NO			11. INSURED'S POLICY GROUP OR FECA NUMBER					
a. OTHER INSURED'S POLICY OR GROUP NUMBER			b. RESERVED FOR NUCC USE			a. INSURED'S DATE OF BIRTH MM DD YY 10 20 2007 M ☐ F ☐			SEX M ☐ F ☐		
b. RESERVED FOR NUCC USE			c. RESERVED FOR NUCC USE			b. OTHER CLAIM ID (Designated by NUCC)			c. INSURANCE PLAN NAME OR PROGRAM NAME		
d. INSURANCE PLAN NAME OR PROGRAM NAME			10d. CLAIM CODES (Designated by NUCC)			d. IS THERE ANOTHER HEALTH BENEFIT PLAN? ☐ YES ☐ NO If yes, complete items 9, 9a, and 9d.					
12. PATIENT'S OR AUTHORIZED PERSON'S SIGNATURE I authorize the release of any medical or other information necessary to process this claim. I also request payment of government benefits either to myself or to the party who accepts assignment below. SIGNED SIGNATURE ON FILE DATE 11/22/2022						13. INSURED'S OR AUTHORIZED PERSON'S SIGNATURE I authorize payment of medical benefits to the undersigned physician or supplier for services described below. SIGNED SIGNATURE ON FILE					
14. DATE OF CURRENT ILLNESS, INJURY, or PREGNANCY (LMP) MM DD YY QUAL.			15. OTHER DATE QUAL. 439 MM DD YY 09 20 2022			16. DATES PATIENT UNABLE TO WORK IN CURRENT OCCUPATION FROM MM DD YY TO MM DD YY					
17. NAME OF REFERRING PROVIDER OR OTHER SOURCE HEATHER MORALES, PA			17a. NPI 1144766783			18. HOSPITALIZATION DATES RELATED TO CURRENT SERVICES FROM MM DD YY TO MM DD YY					
19. ADDITIONAL CLAIM INFORMATION (Designated by NUCC)			20. OUTSIDE LAB? ☐ YES ☒ NO			21. DIAGNOSIS OR NATURE OF ILLNESS OR INJURY Relate A-L to service line below (24E) A. M54.2 B. M54.6 C. M43.6 D. V87.7XXA E. F. G. H. I. J. K. L.					
22. RESUBMISSION CODE			ORIGINAL REF. NO.			23. PRIOR AUTHORIZATION NUMBER					
24. A. DATE(S) OF SERVICE From To B. PLACE OF SERVICE C. EMG D. PROCEDURES, SERVICES, OR SUPPLIES (Explain Unusual Circumstances) CPT/HCPCS MODIFIER E. DIAGNOSIS POINTER F. \$ CHARGES G. DAYS OR UNITS H. EPSDT/Fam. Plan I. ID. QUAL. J. RENDERING PROVIDER ID. #											
1 11 09 2022 11 09 2022 11 99204 25 95 ABCD 660 00 1 NPI 1144766783											
2 [REDACTED] 2022 11 97530 ABCD 70 00 1 NPI 1144766783											
3 11 09 2022 11 09 2022 11 97535 ABCD 70 00 1 NPI 1144766783											
4 [REDACTED] 2022 11 98960 ABCD 40 00 1 NPI 1144766783											
5											
6											
25. FEDERAL TAX I.D. NUMBER 843548530			SSN EIN ☐ ☒			26. PATIENT'S ACCOUNT NO. 380964799			☒ YES ☐ NO		
31. SIGNATURE OF PHYSICIAN OR SUPPLIER INCLUDING DEGREES OR CREDENTIALS (I certify that the statements on the reverse apply to this bill and are made a part thereof.) HEATHER MORALES, PA 11/22/2022 SIGNED DATE			32. SERVICE FACILITY LOCATION INFORMATION AssociatesMD Medical Group 2122 NW 62nd St Suite 110 Fort Lauderdale, FL 33309 a. 1558900472 b.			33. BILLING PROVIDER INFO & PH # (954) 2943689 AssociatesMD Medical Group 4780 Davie Road Davie, FL 33314 a. 1558900472 b.					

NUCC Instruction Manual available at: www.nucc.org

PLEASE PRINT OR TYPE

APPROVED OMB-0938-1197 FORM 1500 (02-12)

EXPLANATION OF REVIEW

Florida

Receive Date : 11/25/2022 Claim Number : XXXXXXXXXX
 Service Provider : ASSOCIATESMD MEDICAL GROUP Date Of Loss : 09/20/2022
 Patient : BARRETO, JOE
 2122 NW 62ND ST STE 110
 Fort Lauderdale, FL 33309-1866 1091 HIDDEN HARBOR LN
 Case Number : Kissimmee, FL 34746-3625
 Billing Provider : ASSOCIATESMD MEDICAL GROUP Patient Account # : XXXXXXXXXX
 Adjuster Name : Jacob Womble
 84-3548530 4780 Davie Road
 Davie, FL 33314-4400 Carrier : GEICO
 PO Box 9091
 Macon, GA 31208-9091
 Dates Of Service : 11/09/2022 - 11/09/2022

Diagnostic Codes	Description
M54.2	Cervicalgia
M54.6	Pain in thoracic spine
M43.6	Torticollis
V87.7XXA	Pers inj coll betwn oth mvs init

LINE	DOS	PROC CODE	MOD	DESCRIPTION	UNITS	CHARGE	REDUCTION	*PEN REDUCTION	PROVIDER REIMBURSE	EXPLANATION
1	11/09/22	99204	25 95	Office/outpatient new moderate mdm 45-59 minutes	1.0	\$ XXXXXX 47		\$0.00	\$300.53	721E
2	11/09/22	97530		Therapeut activity direct pt contact each 15 min	1.0	\$70.00	\$4.24	\$0.00	\$65.76	721E
3	11/09/22	97535		Self-care/home mgmt training each 15 minutes	1.0	\$70.00	\$11.89	\$0.00	\$58.11	721E
4	11/09/22	98960		Education&training self-mgmt nonphys 1 pt	1.0	\$40.00	\$11.95	\$0.00	\$28.05	FL_REGWC
Total Lines : 4						\$840.00	\$387.55	\$0.00	\$452.45	

Track your medical claims submitted to GEICO by enrolling in our online Medical Provider Claim Tracking website at: <https://partners.geico.com/mpctweb>.

Medical Providers: Submit your medical claims and documentation to GEICO electronically. Contact our clearinghouse at: www.cariskic.com or call 888-207-6366.

For questions regarding payment and this EOR, please call your GEICO adjuster Jacob Womble at 863-400-4111 x4111.

Claim Number : XXXXXXXXXX
 Total Charges : \$840.00
 EOR # GJ2773888
 Billing Provider : ASSOCIATESMD MEDICAL GROUP
 Service Provider : ASSOCIATESMD MEDICAL GROUP
 Patient Name : BARRETO, JOE
 Dates of Service : 11/09/2022 - 11/09/2022

Reimbursement Amount : \$ 452.45
 Previous Reimbursement Amount : \$ 0.00
 Difference in Reimbursement Amount : \$ 0.00
 Apportionment Amount : \$ 0.00
 Less Deductible : \$ 795.60
 Limited Benefits/Copay : \$ 0.00
 EOR Check Amount : \$ 35.52

EXPLANATION	EXPLANATION FOR THE REVIEW AMOUNT	REF LINE NUMBER
721E	Reimbursed according to the Florida fee schedule, as specified in Florida Statute 627.736(5)(a)1.	1, 2, 3
FL_REGWC	Per F.S.A. 627.736(5)(a)(1)(f) services, supplies and care not reimbursable under Medicare Part B are reimbursed at 80% of the maximum reimbursable allowance under Florida Worker's Compensation which are in effect at the time such services, supplies or care are provided.	4

Comments: Unless otherwise specified in a reason code above, this bill has been paid at 80%.

WARNING: Fla. Stat. Ann. § 817.234(1)(b) (West 2009) states: "Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree."

Track your medical claims submitted to GEICO by enrolling in our online Medical Provider Claim Tracking website at: <https://partners.geico.com/mpctweb>.

Medical Providers: Submit your medical claims and documentation to GEICO electronically. Contact our clearinghouse at: www.cariskic.com or call 888-207-6366.

For questions regarding payment and this EOR, please call your GEICO adjuster Jacob Womble at 863-400-4111 x4111.

Detailed Payment Summary

GEICO INDEMNITY CO
Field Claim Center: 08 Florida

NO. N 238863838

Date: 12/19/2022

ONE GEICO CENTER
MACON, GA 31296-0001

Claim #: XXXXXXXXXX
Date of Loss: 09/20/2022

Claimant Name: Onyx Barreto
Insured Name: Olga Barreto
Tax ID / SS# / XX-XXX8530
Atty ADJ Code:
Adjuster Code: NG06

Pay To:
Associatesmd Medical Group

Associatesmd Medical Group
4780 Davie Road
Davie FL 33314-4400

Total Amount:
\$*****35.52

Payment Type:
LOSS

IP AND FEATURE AND AMOUNT
04 NBM \$*****35.52

In Payment Of
Personal Injury Protection
Acct #: XXXXXXXXXX
DOS: 11/09/2022-11/09/2022

Visit geico.com

Now, parties involved in a GEICO claim can track the progress of the claim, view damage photos and more at geico.com! *GEICO policyholders can make a payment, change drivers or vehicles and request additional coverages.* Not insured with GEICO? 15 minutes could save you 15% or more on car insurance. Of course, we're also available for policy or claim service 24/7 at 1-800-841-3000.

* These online services are unavailable to Assigned Risk policyholders and Commercial policyholders.

clmschck

PLEASE DETACH AND KEEP FOR YOUR RECORDS

GEICO INDEMNITY CO
ONE GEICO CENTER
MACON, GA 31296-0001

Claimant: Onyx Barreto
Insured Name: Olga Barreto

Feature Symbol & Amount
NBM \$*****35.52

THIRTY-FIVE*AND*52/100*DOLLARS***

Pay to the Order of:
ASSOCIATESMD MEDICAL GROUP

Bank of America
South Portland, ME 04106

Claim Number: XXXXXXXXXX
In Payment of: Personal Injury Protection
Acct #: XXXXXXXXXX
DOS: 11/09/2022-11/09/2022

52-153
112 ME

NO. N XXXXXXXXXX8
VOID AFTER 180 DAYS
Date: 12/19/2022

Amount:
\$*****35.52

Mail To:
Associatesmd Medical Group
4780 Davie Road
Davie FL 33314-4400

Lance A. Parker

⑈ 238863838 ⑈ ⑆011201539⑆ 2220079607⑈

Exhibit "C"

Item 3.A. Acceptance or Denial of Qualified Electors for Seat #1, Seat #3, and Seat #5
Candidate Olga A. Carino's Qualification Paperwork



AFFIDAVIT OF RESIDENCY TO QUALIFY FOR CITY COMMISSION

I, Olga Carino hereby declare that I currently reside in, and maintain a home at 705 Catherine St Kiss FL 34741 within the City of Kissimmee city limits. I further affirm that I have continuously lived within the city limits of the City of Kissimmee, Osceola County, Florida for the last twelve months. I recognize and declare my intent to maintain my permanent home within the city limits, and assert that any abode I may own, lease, or share outside the city limits shall not constitute my principal residence at any time twelve months prior to qualifying, during the election, or during my term of office should I be elected.

I understand that pursuant to the City of Kissimmee Charter, a Commissioner shall immediately forfeit office if at any time during the term of office they lack any qualification for the office, including the requirement of maintaining permanent residence within the City of Kissimmee city limits.

I understand that the City may request I provide documentation proving my current residency within the City, and residency for the twelve months prior to this date and if necessary the City may verify the authenticity of any such documentation with outside agencies and further research my qualifications. By way of example, proof of residency documentation may include but is not limited to a Florida Driver's License, deed or lease of a residence within the City, utility or other bill, and will be determined on a case-by-case basis.

I acknowledge that this affidavit is given pursuant to the Florida Election Code (Chapters 97-106, Fla. Stat.) and that any person who falsely swears or affirms any oath or affirmation in connection with or arising out of election or qualification for City Commission commits a felony of the third degree punishable as provided in §§775.082, 775.083, or 775.084, Fla. Stat.

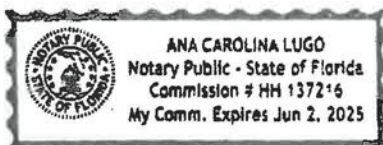
FURTHER AFFIANT SAYETH NAUGHT.

Signature [Signature]

Print: Olga Carino

SUBSCRIBED AND SWORN to before me on this 07 day of June 2024, by Olga Carino Lima, who is personally known to me. Produced DL C654641/74040

(SEAL)



[Signature]
NOTARY PUBLIC

RESIDENTIAL LEASE AGREEMENT

1. **PARTIES.** This Residential Lease Agreement ("Agreement") made on 01/01/2023 is between:

Landlord Name: Juan Acosta with a mailing address of:

[LANDLORD'S ADDRESS] ("Landlord"), AND

Tenant Name(s): Olga Carino ("Tenant(s)").

Landlord and Tenant are each collectively referred to as the "Parties."

2. **PROPERTY.** The Landlord agrees to lease the described property to the Tenant:

Address: 705 Catherine st Kissimmee FL, 34741 ("Premises").

Residence Type: ☐ Single-family ☐ Apartment ☐ Condominium ☒ Other: [OTHER]

3. **TERM.**

The Agreement shall begin on January 01, 2023 and end on January 01, 2024 ("Term").

4. **RENT.**

The Tenant shall pay the Landlord in equal monthly installments of \$800.00 ("Rent"). The Rent shall be due on the 1th of every month ("Due Date") and paid under the following instructions: Five (5) grace days.

5. **SECURITY DEPOSIT.** The Tenant (check one):

☒ Shall deposit with the Landlord the sum of \$800.00 as security for any damage caused to the Premises during the Term. Such deposit shall be returned to the Tenant, less any itemized deductions, within 30 days after the end of the Term.

☐ Shall NOT be required to pay a security deposit.

6. **SIGNATURES.**

Landlord's Signature: 

Date: 01/01/2023

Printed Name: Juan Acosta

Tenant Signature: 

Date: 01/01/2023

Printed Name: Olga Carino

Tenant Signature: _____

Date: [MM / DD / YYYY]

Printed Name: [PRINTED NAME]

T-MOBILE FINANCIAL-7727
PO BOX 2649
FARIBAULT, MN 55021-9649

T Mobile

JUN 10 2024 PM 4:20

Claimant ID #:

Bank Account
Information

3706

PHZU7800103706 - 0026089959802008456434741470305
OLGA BARRETO
705 CATHERINE ST
KISSIMMEE FL 34741-4703

037060101U0400PHZU7800103706

May 21, 2023

Reference Number: 20231413004371

Dear OLGA BARRETO

As you may remember, when you visited T-Mobile® or a national retailer and requested T-Mobile-compatible devices and/or an additional line of T-Mobile service, you may have received a shorter installment term and you may have been required to pay a down payment or deposit. This was due to the status and terms of your account. This information is for your records and does not affect your relationship with T-Mobile in any way.

If you have any questions regarding this letter, you should contact us at:

T-Mobile
PO Box 37380
Albuquerque, NM 87176-7380
1 (800) 937-8997

Sincerely,
T-Mobile

EQUAL CREDIT OPPORTUNITY ACT NOTICE

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, or age (provided the applicant had the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is the Federal Trade Commission, Equal Credit Opportunity, Washington, D.C. 20580.

JUN 10 2024 PM 4:20



GEICO Indemnity Company

05-09-23

Policy Number: 4340-74-78-58

OLGA A BARRETO AND JOSE A
BARRETO
705 CATHERINE ST
KISSIMMEE FL 34741-4703



Dear Olga Barreto,

You recently updated your policy's Auto Pay account information. Thank you for taking advantage of the easiest way to manage your payments.

Your due dates remain the same and payments will be debited on that date. You can postpone or stop payments or update your Auto Pay account at www.geico.com or through the **GEICO Mobile app**. Any changes must be made at **least one (1) business day before the payment due date**.

Your Auto Pay enrollment update summary:

Date update was processed: 05-09-23

Last four digits of the account:

Bank Account
Information

Day of extraction: 10th

Below is the authorization agreement you accepted when you enrolled:

Today is May 11, 2023. You agree to allow GEICO to debit future payments from your account with J.P. MORGAN CHASE BANK, N. ending in [Redacted] Ban We will send you a schedule with your amounts and due dates. You can discontinue automatic payments at any time by logging in to your GEICO account or by calling us at 1-800-841-7475.

Log in online or through the mobile app if you have any questions about your policy's billing. We appreciate you trusting GEICO for your insurance needs.

Sincerely,

Your GEICO Service Team

400001434074785809LJPEF02363

Reference #	License Plate	Issue Date	Due Date	Amount Due
S9286907	06BPGS FL	04/27/2023	05/26/2023	\$8.02



7 - 6157

OLGA ARLENE BARRETO
705 CATHERINE ST
KISSIMMEE FL 34741-4703



Dear Olga Arlene Barreto,

You are receiving this Pay By Plate toll bill from the Central Florida Expressway Authority (CFX) for unpaid toll transactions associated with the vehicle in the photo on the attached page.

If you are an existing E-PASS, SunPass, E-ZPass, or Leeway customer, contact your corresponding agency and make sure your account details are up to date.

For your convenience, CFX accepts payment by:

- Credit Card
- Debit Card
- E-Check
- Check
- Money Order
- Cash

Ways to Pay (Please have the above reference number and license number available)



E-PASS App

Accepted: credit card, debit card, e-check

Exclusive in-app savings offer!

Download and Pay Now



Online

epass.cfxway.com/paytolls

Accepted: credit card, debit card, e-check



Mail payment with form below

Accepted: credit card, debit card, check, money order



Visit E-PASS Service Center

525 South Magnolia Ave, Orlando, FL 32801
Call for current hours, 1-407-690-5200

Accepted: credit card, debit card, check, money order, cash



Call Customer Service

1-407-690-5200

Se habla español

Accepted: credit card, debit card

Reference #: S9286907

License Plate: 06BPGS FL

Due Date: 05/26/2023

Total Due: \$8.02

Please complete the form and return with the pre-addressed envelope provided.
Make check or money order payable to: **Central Florida Expressway Authority**

Payment Type Enclosed: ☐ Check ☐ Money Order ☐ Credit/Debit Card

Select card type:

☐ Visa ☐ American Express ☐ Mastercard ☐ Discover

Name on Card: _____

Card Number: _____

Exp Mo/Year: _____

Signature: _____

Today's Date: _____

Name: _____

Phone: _____

E-mail: _____



AFFIDAVIT OF RESIDENCY TO QUALIFY FOR CITY COMMISSION

I, Olga Carino hereby declare that I currently reside in, and maintain a home at 307 E. Monument Ave Apt A Kissimmee within the City of Kissimmee city limits. I further affirm that I have continuously lived within the city limits of the City of Kissimmee, Osceola County, Florida for the last twelve months. I recognize and declare my intent to maintain my permanent home within the city limits, and assert that any abode I may own, lease, or share outside the city limits shall not constitute my principal residence at any time twelve months prior to qualifying, during the election, or during my term of office should I be elected.

I understand that pursuant to the City of Kissimmee Charter, a Commissioner shall immediately forfeit office if at any time during the term of office they lack any qualification for the office, including the requirement of maintaining permanent residence within the City of Kissimmee city limits.

I understand that the City may request I provide documentation proving my current residency within the City, and residency for the twelve months prior to this date and if necessary the City may verify the authenticity of any such documentation with outside agencies and further research my qualifications. By way of example, proof of residency documentation may include but is not limited to a Florida Driver's License, deed or lease of a residence within the City, utility or other bill, and will be determined on a case-by-case basis.

I acknowledge that this affidavit is given pursuant to the Florida Election Code (Chapters 97-106, Fla. Stat.) and that any person who falsely swears or affirms any oath or affirmation in connection with or arising out of election or qualification for City Commission commits a felony of the third degree punishable as provided in §§775.082, 775.083, or 775.084, Fla. Stat.

FURTHER AFFIANT SAYETH NAUGHT.

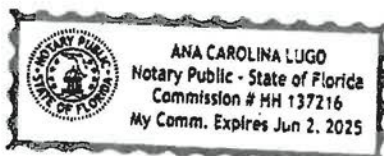
Signature

Print:

Olga Carino

SUBSCRIBED AND SWORN to before me on this 07 day of June 2024, by Olga Carino Lina, who is personally known to me. Produce ID C654641746040

(SEAL)



Ana Lugo
NOTARY PUBLIC

**Florida
Residential Lease Agreement**

THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. MANY RIGHTS AND RESPONSIBILITIES OF THE PARTIES ARE GOVERNED BY CHAPTER 83, PART II, RESIDENTIAL LANDLORD AND TENANT ACT, FLORIDA STATUTES. A COPY OF THE RESIDENTIAL LANDLORD AND TENANT ACT IS ATTACHED TO THIS LEASE.

This Lease Agreement (the "Agreement") is made and entered on January 03, 2024 (the "Effective Date") by and between Felix Ortiz and Itza Nadal (the "Landlord") and the following tenants:

Jose A Barreto, Olga A Carino, Brittney Barreto Carino, Onixxjoe Barreto Carino, Ayana Washington
(the "Tenant")

Subject to the terms and conditions stated below the parties agree as follows:

1. Property. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant the following: Located in the heart of downtown and just walking distance (the "Property") located at 307 East Monument Ave. Apt A, Kissimmee, Florida 34741. No other portion of the building (hereinafter, the Building), wherein the Property is located is included unless expressly provided for in this Agreement.

2. Term. This Agreement will begin on January 03, 2024 (the "Start Date") and will terminate on January 02, 2025 (the "Termination Date").

Tenant will vacate the Property upon termination of the Agreement, unless: (i) Landlord and Tenant have extended this Agreement in writing or signed a new agreement; (ii) mandated by local rent control law; or (iii) Landlord accepts Rent from Tenant (other than past due Rent), in which case a month-to-month tenancy will be created which either party may terminate by Tenant giving Landlord written notice of at least 15 days prior to the desired termination date, or by Landlord giving Tenant written notice as provided by law. Rent will be at a rate agreed to by Landlord and Tenant, or as allowed by law. All other terms and conditions of this Agreement will remain in full force and effect.

3. Management. The Tenant is hereby notified that Felix Ortiz and Itza Nadal is the property manager of the Property. Should the Tenant have any issues or concerns, the Tenant may contact Felix Ortiz and Itza Nadal by one of the methods below:

Address: 2049 Shannon Lakes Blvd, Kissimmee, Florida 34743

Telephone: 3212038541

Email: sistersspeakeasy@hotmail.com

4. Rent. Tenant will pay to Landlord rent in the amount of \$1,700.00 (the "Rent"), payable in advance on the fifth day of each month, and is delinquent on the next day. If that day falls on a weekend or legal holiday, the rent is due on the next business day. There will be no rent increases through the initial term of the lease. Landlord may increase the rent that will be paid during any month-to-month renewal period by providing at least 30 days' written notice to Tenant.

Payments can be made by using one of the following methods of payment:

Acceptable forms of payment:

- Personal check

- Money order
- Cashier's check

Tenant agrees to submit rent payments by one of the methods above. In the event of roommates, or another form of joint or multiple occupancy, Tenant will be responsible for collecting payment from all parties and submitting a single payment to Landlord. Tenant is responsible for any payment made by mail and not received by the due date stated herein. Mailed payments must be received on or before the due date. If the first month of the lease is a partial month, rent payments will be pro-rated at the rate of 1/30th of the monthly rent payment per day. No pro-rated rent shall be accepted at any other time.

5. Security Deposit. At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit of \$1,000.00 to be held and disbursed for Tenant damages to the Property or other defaults under this Agreement (if any) as provided by law. The security deposit will be held in the Landlord's non-interest bearing account at: South State, 349 W Oak Street, Kissimmee, Florida 34741.

In accordance with Florida law (Florida Statute Section 83.49), Landlord is required to include in Tenant's lease the following provisions regarding return of security deposits. Florida Statute Section 83.49(3):

YOUR LEASE REQUIRES PAYMENT OF CERTAIN DEPOSITS. THE LANDLORD MAY TRANSFER ADVANCE RENTS TO THE LANDLORD'S ACCOUNT AS THEY ARE DUE AND WITHOUT NOTICE. WHEN YOU MOVE OUT, YOU MUST GIVE THE LANDLORD YOUR NEW ADDRESS SO THAT THE LANDLORD CAN SEND YOU NOTICES REGARDING YOUR DEPOSIT. THE LANDLORD MUST MAIL YOU NOTICE, WITHIN 30 DAYS AFTER YOU MOVE OUT, OF THE LANDLORD'S INTENT TO IMPOSE A CLAIM AGAINST THE DEPOSIT. IF YOU DO NOT REPLY TO THE LANDLORD STATING YOUR OBJECTION TO THE CLAIM WITHIN 15 DAYS AFTER RECEIPT OF THE LANDLORD'S NOTICE, THE LANDLORD WILL COLLECT THE CLAIM AND MUST MAIL YOU THE REMAINING DEPOSIT, IF ANY.

IF THE LANDLORD FAILS TO TIMELY MAIL YOU NOTICE, THE LANDLORD MUST RETURN THE DEPOSIT BUT MAY LATER FILE A LAWSUIT AGAINST YOU FOR DAMAGES. IF YOU FAIL TO TIMELY OBJECT TO A CLAIM, THE LANDLORD MAY COLLECT FROM THE DEPOSIT, BUT YOU MAY LATER FILE A LAWSUIT CLAIMING A REFUND.

YOU SHOULD ATTEMPT TO INFORMALLY RESOLVE ANY DISPUTE BEFORE FILING A LAWSUIT. GENERALLY, THE PARTY IN WHOSE FAVOR A JUDGMENT IS RENDERED WILL BE AWARDED COSTS AND ATTORNEY FEES PAYABLE BY THE LOSING PARTY.

THIS DISCLOSURE IS BASIC. PLEASE REFER TO PART II OF CHAPTER 83, FLORIDA STATUTES, TO DETERMINE YOUR LEGAL RIGHTS AND OBLIGATIONS.

The landlord or the landlord's agent may disburse advance rents from the deposit account to the landlord's benefit when the advance rental period commences and without notice to the tenant. For all other deposits:

(a) Upon the vacating of the Property for termination of the lease, if the landlord does not intend to impose a claim on the security deposit, the landlord shall have 15 days to return the security deposit together with interest if otherwise required, or the landlord shall have 30 days to give the tenant written notice by certified mail to the tenant's last known mailing address of his or her intention to impose a claim on the deposit and the reason for imposing the claim. The notice shall contain a statement in substantially the following form: *This is a notice of my intention to impose a claim for damages in the amount of \$ _____ upon Tenant's security deposit, due to _____. It is sent to you as required by s. 83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice or I will be authorized to deduct my claim*

from your security deposit. Tenant's objection must be sent to (landlord's address). If the landlord fails to give the required notice within the 30-day period, he or she forfeits the right to impose a claim upon the security deposit and may not seek a setoff against the deposit but may file an action for damages after return of the deposit.

(b) Unless the tenant objects to the imposition of the landlord's claim or the amount thereof within 15 days after receipt of the landlord's notice of intention to impose a claim, the landlord may then deduct the amount of his or her claim and shall remit the balance of the deposit to the tenant within 30 days after the date of the notice of intention to impose a claim for damages. The failure of the tenant to make a timely objection does not waive any rights of the tenant to seek damages in a separate action.

(c) If either party institutes an action in a court of competent jurisdiction to adjudicate the party's right to the security deposit, the prevailing party is entitled to receive his or her court costs plus a reasonable fee for his or her attorney. The court shall advance the cause on the calendar.

(d) Compliance with this section by an individual or business entity authorized to conduct business in this state, including Florida-licensed real estate brokers and sales associates, constitutes compliance with all other relevant Florida Statutes pertaining to security deposits held pursuant to a rental agreement or other landlord-tenant relationship. Enforcement personnel shall look solely to this section to determine compliance. This section prevails over any conflicting provisions in chapter 475 and in other sections of the Florida Statutes, and shall operate to permit licensed real estate brokers to disburse security deposits and deposit money without having to comply with the notice and settlement procedures contained in s. 475.25(1)(d).

6. Non-Sufficient Funds. Tenant will be charged a monetary fee as reimbursement of the expenses incurred by Landlord for each check that is returned to Landlord for lack of sufficient funds. Such fee will be equal to 5% of the value of the check. In addition, a check returned due to insufficient funds will be subject to any and all late payments provisions included in this Agreement (if any). All charges will be immediately due from Tenant and failure to make immediate payment will constitute a default under the terms of this Agreement.

Landlord reserves the right to demand future payments by cashier's check, money order or certified funds on all future payments in the event of a check returned for insufficient funds. Nothing in this paragraph limits other remedies available to the Landlord as a payee of a dishonored check. This paragraph is in accordance with Florida Statutes 68.065.

7. Late Payments. For any payment that is not paid within 5 days after its due date, Tenant must pay a late fee in the amount of \$42.50. The late fee is a cost associated with the collection of rent and the Landlord's acceptance of a late charge does not waive Landlord's right to exercise remedies under the "Default" section of this Agreement.

8. Failure to Pay. Tenant is hereby notified that a negative credit report reflecting on Tenant's credit history may be submitted to a credit reporting agency if Tenant fails to fulfill the terms of their credit obligations, such as their financial obligations under the terms of this Agreement.

9. Occupants. The only persons who may live on the Property during the term of this Agreement are:

- Jose A Barreto, Olga A Carino, Brittney Barreto Carino, Onixxjoe Barreto Carino, Ayana Washington

No more than 5 person(s) may reside on the Property unless the prior written consent of the Landlord is obtained.

Tenant may have guests on the Property for not over 0 consecutive days or 0 days in a calendar year, and no more than two guests per bedroom at any one time. Persons staying more than 0 consecutive days or more than 0 days in any calendar year will NOT be considered original occupants of the Property. Tenant is not required to disclose to Landlord when guests stay at the Property fewer than 0 consecutive days or 0 days in a calendar year, but Tenant must obtain the prior written approval of Landlord if an invitee of Tenant will be present at the Property for more than 0 consecutive days or 0 days in a calendar year.

10. Possession. Tenant will be entitled to possession of the Property on the first day of the term of this Agreement, and will yield possession to Landlord on the last day of the term of this Agreement, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant will remove its goods and effects and peaceably yield up the Property to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

In the event that Tenant abandons the Property, or does not pay the Rent due for the Property, Landlord may, at Landlord's discretion, establish a lien upon all items found upon or off the Property, other than beds, bedclothes and wearing apparel, as allowed under Florida Statutes § 83.08-09.

11. Use of Property/Absences. Tenant will occupy and use the Property as a full-time residential dwelling unit. Tenant will notify Landlord of any anticipated extended absence from the Property not later than the first day of the extended absence.

No retail, commercial or professional use of the Property is allowed unless the Tenant receives prior written consent of the Landlord and such use conforms to applicable zoning laws. In such case, Landlord may require Tenant obtain a Commercial General Liability insurance policy for the benefit of Landlord. If Tenant fails to obtain the insurance called for hereunder, Landlord may obtain such insurance at Tenant's expense. Failure to provide Landlord with copies of those policies shall be deemed to be a failure by Tenant to obtain the required insurance. Such insurance must possess a minimum limit of \$1,000,000.00 per occurrence and not less than \$2,000,000.00 per year. Landlord reserves the right to refuse to consent to such use in its sole and absolute discretion.

The failure to abide by the provisions of this section will constitute a material breach of this Agreement and is a just cause for eviction.

12. Appliances. The following appliances will be provided by Landlord:

- Stove
- Refrigerator
- Microwave oven

Tenant will return all such items at the end of the term in a condition as good as existed at the beginning of the lease term, normal wear and tear excepted. Landlord shall be responsible for the reasonable maintenance of the above items against normal wear and tear. Tenant shall be responsible for the maintenance or replacement of the above items in the event of damage or breakage.

13. Storage. No additional storage space outside the Property is provided or authorized by this Lease. Tenant shall not store any property in any area outside of the rented Property at any time. Tenant shall store only personal property Tenant owns, and shall not store property claimed by another or in which another has any right, title or interest. Tenant shall not store any improperly packaged food or perishable goods, flammable materials, explosives, hazardous waste or other inherently dangerous material, or illegal substances. Landlord shall not be liable for loss of, or damage to, any stored items.

14. Parking. This Lease does not include or provide for parking spaces for motor vehicles or motorcycles anywhere in or about the Property and or Building.

15. Roof/Fire Escapes. Use of the roof and/or the fire escapes by Tenants and/or guests is limited to emergency use only. No other use is permitted, including but not limited to, the placement of personal property. The roof, walls and/or fire escapes shall not be used to affix satellite dishes, antennae or other equipment without prior written approval from Landlord.

16. Keys and Locks. Tenant will be given a set number of keys for the Property. If all keys are not returned to Landlord following termination of the Agreement, Tenant will be charged a non-fundable monetary fee to replace the keys. If a security deposit was collected by the Landlord at the time of signing this Agreement, then such amount will be subtracted from the Security Deposit. Tenant is not permitted to change any lock or place additional locking devices on any door or window of the Property without Landlord's approval prior to installation. If allowed, Tenant must provide Landlord with keys to any changed lock immediately upon installation.

17. Smoking. Smoking is prohibited in any area in or on the Premises and on the Property, both private and common, whether enclosed or outdoors. This policy applies to all owners, tenants, guests, employees, and servicepersons. The Tenant will be liable for any damages caused to the Premises or Property due to Tenant or Tenant's visitors or guests smoking in the Premises or Property. Any violation of this policy will be seen as a breach of this contract and Landlord will be entitled to all remedies allowable by law including eviction.

18. Maintenance and Repairs. Landlord will be responsible for compliance with Florida Statutes § 83.51, and will have the responsibility to maintain the Property in good repair at all times and perform all repairs necessary to satisfy any implied warranty of habitability. Except in an emergency, all maintenance and repair requests must be made in writing and delivered to Landlord or property manager. A repair request will be deemed permission for the Landlord or property manager to enter the Property to perform such maintenance or repairs in accordance with this Agreement unless otherwise specifically requested, in writing, by Tenant. Tenant may not place any unreasonable restrictions upon Landlord or property manager's access or entry. Landlord will have expectation that the Property is in a safe and habitable condition upon entry.

Except in an emergency, all maintenance and repair requests must be made in writing and delivered to Landlord or property manager. A repair request will be deemed permission for the Landlord or property manager to enter the Property to perform such maintenance or repairs in accordance with this Agreement unless otherwise specifically requested, in writing, by Tenant. Tenant may not place any unreasonable restrictions upon Landlord or property manager's access or entry. Landlord will have expectation that the Property is in a safe and habitable condition upon entry. Costs of maintenance and repair, other than required by Florida Statutes § 83.51(1), shall be borne by Tenant. Per Florida Statutes § 83.51(4) Landlord shall not be liable, financially or otherwise, for conditions created or caused by the negligent or wrongful act or omission of the tenant, a member of the tenant's family, or other person on the property with the tenant's consent.

19. Utilities and Services. Tenant will pay directly for all utilities, services, and charges provided to the Property, including any and all deposits required.

20. Default. Tenant will be in default of this Agreement if Tenant fails to comply with any material provisions of this Agreement by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation (or any other obligation) after written notice of such default is provided by Landlord to Tenant, Landlord may elect to cure such default and the cost of such action will be added to Tenant's financial obligations under this Agreement. All sums of money or charges required to be paid by Tenant under this Agreement will be additional rent, whether or not such sums or charges are designated as additional rent. The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

Should either Landlord or Tenant fail to fulfill their responsibilities under this Agreement or need to determine whether there has been a default of the Agreement, refer to Part II, Chapter 83, entitled Florida Residential Landlord and Tenant Act which contains information on defaults and remedies.

21. Prohibited Acts by Landlord. Landlord is prohibited from taking certain actions as described in Florida Statutes § 83.67, the provisions of which can be found in the attachment to this Agreement.

22. Termination upon Sale of Property. Notwithstanding any other provision of this Agreement, Landlord may terminate this Agreement upon 30 days' written notice to Tenant that the Property has been sold.

23. Liquidated Damages (Early Termination). Tenant may, upon 15 days' written notice to Landlord, terminate this Agreement provided that the Tenant pays a termination fee equal to \$2,000.00 or two months' rent, whichever is less. Termination will be effective as of the last day of the calendar month following the end of the 15 day notice period. The termination fee is in addition to all rent due up until the termination day. In addition to liquidated damages or an early termination fee, Landlord is entitled to the rent and other charges accrued through the end of the month in which Landlord retakes possession of the Property and charges for damages to the Property.

24. Holding Over. Should the Tenant hold over the term hereby created with consent of the Landlord, the term of this lease will become a month-to-month tenancy and be deemed to be and be extended at the rental rate herein provided, and otherwise upon the terms and conditions in this Agreement, until either party hereto serves upon the other thirty (30) days written notice of termination, reflecting the effective date of cancellation.

25. Military Termination. If Tenant is a member of the United States Armed Forces on active duty or state active duty or a member of the Florida National Guard or United States Reserve Forces, the Tenant has rights to terminate the Agreement as provided in Florida Statutes § 83.682, the provisions of which can be found in the attachment to this Lease.

26. Condition of Property. Tenant stipulates, represents and warrants that Tenant has examined the Property, and that it is at the time of this Agreement in good order, repair, and in a safe, clean and tenantable condition.

27. Alterations and Improvements. Tenant will make no alterations to the buildings or improvements to the Property or construct any building or make any other improvements on the Property without the prior written consent of Landlord. Any and all alterations, changes, and/or improvements built, constructed or placed on the Property by Tenant will, unless otherwise provided by written agreement between Landlord and Tenant, be and become the property of Landlord and remain on the Property at the expiration or earlier termination of this Agreement.

28. Tenant's Personal Property. BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

29. Hazardous Materials. Tenant will not keep on the Property any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Property or that might be considered hazardous or extra hazardous by any responsible insurance company. Examples of prohibited materials include, but shall not be limited to, gasoline, compressed gas, propane tanks, kerosene, lamp and motor oil, acid, grease, corrosives, fertilizer, paint, cleaners, chemicals, narcotics, or hazardous, toxic or biological waste, asbestos or products containing asbestos, fireworks, explosives, weapons or ammunition.

30. Lead Disclosure. Many homes and apartments built before 1978 have paint that contains lead (called lead-based paint). Lead from paint chips and dust can pose serious health hazards if not taken care of properly. Federal law requires that tenant's and lessees receive certain information before renting pre-1978 housing. By signing this Agreement, Tenant represents and agrees that Landlord has provided Tenant with such information, including, but not limited to, the EPA booklet entitled *Protect Your Family from Lead in Your Home*.

31. Damage to Property. If the Property is damaged or destroyed as to render it uninhabitable, then either Landlord or Tenant will have the right to terminate this Agreement as of the date on which such damage occurs, through written notice to the other party to be given within 20 days of occurrence of such damage. However, if such damage should occur as the result of the conduct or negligence of Tenants or Tenants' guests or invitees, Landlord will have the right to terminate the lease, after giving Tenant seven days' written notice, and Tenants will be responsible for all losses, including, but not limited to, damage and repair costs as well as loss of rental income.

32. Landlord Access to Property. Landlord and Landlord's agents will have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Property for the purpose of inspecting the Property and all buildings and improvements thereon, or for the placement of public notices announcing that the Property is for sale or for rent. Tenant will make the Property available to Landlord or Landlord's agents for the purposes of making repairs or improvements, or to supply agreed services or show the Property to prospective buyers or tenants, or in case of emergency. Except in case of emergency, Landlord will give Tenant reasonable notice of intent to enter. For these purposes, twenty four (24) hour written notice will be deemed reasonable.

33. Indemnity Regarding Use of Property. To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's possession, use or misuse of the Property, except Landlord's act or negligence. Tenant hereby expressly releases Landlord and/or agent from any and all liability for loss or damage to Tenant's property or effects whether on the Property, garage, storerooms or any other location in or about the Property, arising out of any cause whatsoever, including but not limited to rain, plumbing leakage, fire or theft, except in the case that such damage has been adjudged to be the result of the gross negligence of Landlord, Landlord's employees, heirs, successors, assignees and/or agents.

34. Accommodation. Landlord agrees to and is committed to complying with all applicable laws providing equal housing opportunities. To ensure compliance, Landlord will make reasonable accommodations for the known physical or mental limitations of an otherwise qualified individual with a disability who is an applicant or a tenant, unless undue hardship would result. It is the applicant or tenant's responsibility to make Landlord aware of any required accommodation. In writing, the individual with the disability should specify the nature and effect of the disability and any accommodation he or she needs. If after thoughtful consideration and evaluation, the accommodation is reasonable and will not impose an undue hardship, Landlord will make the accommodation. Landlord reserves the right to require documentation that a requested accommodation is medically appropriate.

35. Compliance with Regulations. Tenant will promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Tenant will not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

36. Radon Notification. Pursuant to Florida Statute 404.056(8), Tenant is notified: RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state

guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health Unit.

37. Liens. The interest of the Landlord will not be subject to liens for improvements made by the Tenant as provided in Florida Statutes § 713.10. Tenant must notify all parties performing work on the Property at Tenant's request that the Agreement does not allow liens to attach to Landlord's interest. Tenant shall have no claim to monies awarded subject to an eminent domain taking by the State of Florida, nor by any other government entity, other than a claim for moving costs of Tenant's personal property in the event of a partial taking.

38. Subordination of Lease. This Agreement is subordinate to any mortgage that now exists, or may be given later by Landlord, with respect to the Property.

39. Assignment and Subletting. Tenant may not assign or sublease any interest in the Property, nor assign, mortgage or pledge this Agreement, without the prior written consent of Landlord, which MAY be unreasonably withheld. This is a blanket prohibition, meaning no replacement tenant(s) will be permitted and no additional tenant or occupant will be allowed on the Property even if a Tenant leaves the Property. This prohibition applies to each and every term of this Agreement in regard to space leased to Tenant. Any waiver of this prohibition must be secured from the Landlord in writing, and the consent of which Landlord may withhold in its sole and absolute discretion. In the event the prohibition is invalidated or lifted, Tenant, Landlord and any subtenant or assignee agrees to be bound by each and every provision contained in this Agreement.

40. Notice. Notice under this Agreement will not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed to the party at the appropriate address set forth below. Such addresses may be changed from time to time by either party by providing notice as set forth below. Notices mailed in accordance with these provisions will be deemed received on the third day after posting.

Landlord:

Felix Ortiz and Itza Nadal
2049 Shannon Lakes Blvd, Kissimmee, Florida 34743

Tenant:

Jose A Barreto, Olga A Carino, Brittney Barreto Carino, Onixxjoe Barreto Carino, Ayana Washington
307 East Monument Ave. Apt A, Kissimmee, Florida 34741

Such addresses may be changed from time to time by any party by providing notice as set forth above.

41. Attorney's Fees. In any lawsuit brought to enforce the Agreement, or to terminate the agreement, or to seek redress for damages to the Property, or under any other applicable law, the party in whose favor a judgment or decree has been rendered may recover reasonable court costs, including attorneys' fees, from the non-prevailing party. This provision includes all reasonable court costs from appeals, including attorney's fees. This provision is in accordance with Florida Statute Section 83.48.

42. Dispute Resolution. The parties will attempt to resolve any dispute arising out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the parties will resolve the dispute using the below Alternative Dispute Resolution (ADR) procedure.

Any controversies or disputes arising out of or relating to this Agreement will be submitted to mediation in accordance with any statutory rules of mediation for the State of Florida. If mediation is not successful in

resolving the entire dispute or is unavailable, any outstanding issues will be submitted to final and binding arbitration in accordance with the laws of the State of Florida. The arbitrator's award will be final, and judgment may be entered upon it by any court having jurisdiction within the State of Florida.

43. Venue and Governing Law. Exclusive venue is in the county where the Property is located. This Agreement will be governed, construed and interpreted by, through and under the Laws of the State of Florida.

44. Waiver and Severability. The failure of either party to enforce any provisions of this Agreement will not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement. If any provision of this Agreement or the application thereof will, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances will be affected thereby, but instead will be enforced to the maximum extent permitted by law.

45. Time of Essence. Time is of the essence with respect to the execution of this Lease Agreement.

46. Estoppel Certificate. In the event that an estoppel certificate is required, Landlord will deliver a certificate to Tenant. Tenant will then execute and return the certificate to Landlord or Landlord's agent within three (3) days after its receipt. Failure to comply with this requirement will be deemed Tenant's acknowledgment that the estoppel certificate is true and correct, and may be relied upon by a lender or purchaser.

47. Entire Agreement. This document constitutes the entire Agreement between the Tenant and Landlord. This Agreement cannot be modified except in writing and must be signed by all parties. Neither Landlord nor Tenant have made any promises or representations, other than those set forth in this Agreement and those implied by law. The failure of Tenant or its guests or invitees to comply with any term of this Agreement is grounds for termination of the tenancy, with appropriate notice to Tenants and procedures as required by law.

48. Application. Tenant's application to rent is incorporated by reference as an integral portion of this Agreement. Tenant represents and warrants that all statements in Tenant's application to rent are true and accurate. Any misrepresentations will be considered a material breach of this Agreement and may subject Tenant to eviction at Landlord's sole discretion. Tenant authorizes Landlord and any broker to obtain Tenant's credit report periodically during the tenancy in connection with the modification or enforcement of this Lease. Landlord reserves the right to terminate this Agreement (i) before occupancy begins, (ii) upon disapproval of the credit report(s), or (iii) at any time, upon discovering that any information in Tenant's application to rent is false.

49. Binding Effect. The provisions of this Agreement will be binding upon and inure to the benefit of parties and their respective legal representatives, successors and assigns.

Receipt

Security Deposit: \$1,000.00

Total Collected: \$1,000.00

IN WITNESS WHEREOF, the Landlord and Tenant have executed this Agreement in the manner prescribed by law as of the Effective Date.

Landlord:

By: Felix Ortiz
Felix Ortiz and Itza Nadal

Date: 01/03/2024

Tenant:

By: [Signature]
Jose A Barreto, Olga A Carino, Brittney Barreto Carino, Onixxjoe Barreto Carino, Ayana Washington

Date: 01/03/2024

Notice Regarding Security Deposit

This Security Deposit Notification is given pursuant to Florida Statutes, Chapter 83.49 and is given immediately after or within thirty (30) days after the date of signing and delivery of the lease agreement and Security Deposit described below.

Landlord: Felix Ortiz and Itza Nadal

Tenant: Jose A Barreto, Olga A Carino, Brittney Barreto Carino, Onixxjoe Barreto Carino, Ayana Washington

Property: 307 East Monument Ave. Apt A, Kissimmee, Florida Kissimmee

Security Deposit: \$1,000.00

Bank Name: South State

Bank Address: 349 W Oak Street, Kissimmee, Florida 34741

NOTIFICATION: Tenant is hereby notified by receipt in person of this writing, that: The Security Deposit (i) is commingled with the security deposits of other tenants and is held in a separate, non-interest bearing account with a Florida banking institution for the benefit of Tenant; and therefore there is no applicable interest rate or timing of payment of interest thereon of which to advise, (ii) is held at a depository or financial institution, the name and address of which is specified above, and (iii) is governed, among other provisions, by Florida Statutes Section 83.49(3), a copy of which is attached.

Florida Statutes Section 83.49(3)

(a) Upon the vacating of the property for termination of the lease, if the landlord does not intend to impose a claim on the security deposit, the landlord shall have 15 days to return the security deposit together with interest if otherwise required, or the landlord shall have 30 days to give the tenant written notice by certified mail to the tenant's last known mailing address of his or her intention to impose a claim on the deposit and the reason for imposing the claim. The notice shall contain a statement in substantially the following form: *This is a notice of my intention to impose a claim for damages in the amount of _____ upon your security deposit, due to _____. It is sent to you as required by s. 83.49(3), Florida Statutes. You are hereby notified that you must object in writing to this deduction from your security deposit within 15 days from the time you receive this notice or I will be authorized to deduct my claim from your security deposit. Your objection must be sent to (landlord's address).* If the landlord fails to give the required notice within the 30-day period, he or she forfeits the right to impose a claim upon the security deposit.

(b) Unless the tenant objects to the imposition of the landlord's claim or the amount thereof within 15 days after receipt of the landlord's notice of intention to impose a claim, the landlord may then deduct the amount of his or her claim and shall remit the balance of the deposit to the tenant within 30 days after the date of the notice of intention to impose a claim for damages.

(c) If either party institutes an action in a court of competent jurisdiction to adjudicate the party's right to the security deposit, the prevailing party is entitled to receive his or her court costs plus a reasonable fee for his or her attorney. The court shall advance the cause on the calendar.

(d) Compliance with this section by an individual or business entity authorized to conduct business in this state, including Florida-licensed real estate brokers and sales associates, shall constitute compliance with all other relevant Florida Statutes pertaining to security deposits held pursuant to a rental agreement or other

landlord-tenant relationship. Enforcement personnel shall look solely to this section to determine compliance. This section prevails over any conflicting provisions in chapter 475 and in other sections of the Florida Statutes, and shall operate to permit licensed real estate brokers to disburse security deposits and deposit money without having to comply with the notice and settlement procedures contained in s. 475.25(1)(d).

JUN 10 2024 PM 4:21



Important Information

Here are your Policy Identification Cards

We've provided two (2) cards for each vehicle on your policy.

Need additional ID cards?

The GEICO Mobile app is the quickest way to get additional ID cards. You can also send a copy of your ID cards to anyone that needs them right from the app!

If your address changes, update it using the app or log in to geico.com. By keeping your information up-to-date, you'll continue to receive important policy documents.

OLGA BARRETO
307 E MONUMENT AVE APT A
KISSIMMEE FL 34741-5739

Cut Along the Dotted Line

Florida Automobile Insurance Identification Card	
GEICO GEICO INDEMNITY COMPANY	
Policy Number / Florida Code No. 4340-74-78-58/ 09170	Effective Date 05/10/24
☒ Personal Injury Protection Benefits/Property Damage Liability	☐ Bodily Injury Liability
Named Olga Arlene Barreto	
Insured(s) Jose Anibal Barreto	
2005 FORD F250 SPDTY	
Vehicle ID No. 1FTSW21555EB82835	
Not valid more than one year from the effective date FOLD HERE FOLD HERE FOLD HERE FOLD HERE FOLD HERE	
2005 FORD F250 SPDTY	
Additional Drivers	
Ashley Ann Gotay Carino	
Brittney Barreto	
Isabella Acosta	

Cut Along the Dotted Line

Florida Automobile Insurance Identification Card	
GEICO GEICO INDEMNITY COMPANY	
Policy Number / Florida Code No. 4340-74-78-58/ 09170	Effective Date 05/10/24
☒ Personal Injury Protection Benefits/Property Damage Liability	☐ Bodily Injury Liability
Named Olga Arlene Barreto	
Insured(s) Jose Anibal Barreto	
2005 FORD F250 SPDTY	
Vehicle ID No. 1FTSW21555EB82835	
Not valid more than one year from the effective date FOLD HERE FOLD HERE FOLD HERE FOLD HERE FOLD HERE	
2005 FORD F250 SPDTY	
Additional Drivers	
Ashley Ann Gotay Carino	
Brittney Barreto	
Isabella Acosta	



JUN 10 2024 PM 4:22

Important Information

Here are your Policy Identification Cards

We've provided two (2) cards for each vehicle on your policy.

Need additional ID cards?

The GEICO Mobile app is the quickest way to get additional ID cards. You can also send a copy of your ID cards to anyone that needs them right from the app!

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OLGA A BARRETO AND JOSE A
BARRETO
705 CATHERINE ST
KISSIMMEE FL 34741-4703



106555465 00002613 00000001/00000005 00060357/00018198

Cut Along the Dotted Line

Cut Along the Dotted Line

Florida Automobile Insurance Identification Card

GEICO GEICO INDEMNITY COMPANY

Policy Number / Florida Code No. 4340-74-78-58/ 09170 Effective Date 05/10/23

☒ Personal Injury Protection Benefits/Property Damage Liability ☐ Bodily Injury Liability

Named Olga Arlene Barreto
Insured(s) Jose Anibal Barreto

2014 L ROVER SPORT
Vehicle ID No. SALWR2WF7EA339033

Not valid more than one year from the effective date
FOLD HERE FOLD HERE FOLD HERE FOLD HERE FOLD HERE FOLD HERE

2014 L ROVER SPORT

Additional Drivers
ASHLEY ANN GOTAY CARINO
JOYCE NICOLE BARRETO CARINO

Florida Automobile Insurance Identification Card

GEICO GEICO INDEMNITY COMPANY

Policy Number / Florida Code No. 4340-74-78-58/ 09170 Effective Date 05/10/23

☒ Personal Injury Protection Benefits/Property Damage Liability ☐ Bodily Injury Liability

Named Olga Arlene Barreto
Insured(s) Jose Anibal Barreto

2014 L ROVER SPORT
Vehicle ID No. SALWR2WF7EA339033

Not valid more than one year from the effective date
FOLD HERE FOLD HERE FOLD HERE FOLD HERE FOLD HERE FOLD HERE

2014 L ROVER SPORT

Additional Drivers
ASHLEY ANN GOTAY CARINO
JOYCE NICOLE BARRETO CARINO



ACCOUNT NUMBER

SECURITY CODE

STATEMENT DATE

SERVICE ADDRESS

PAGE

Bank Account Information

Feb 13, 2024

307 E MONUMENT AVE APT A
KISSIMMEE, FL 34741

1 of 4

JUN 10 2024 PM 4:22

Amount Due

\$195.93

Due by

Now

How It Adds Up

Service from Feb 13 - Mar 12

Previous Balance	\$104.99
Payments Received	\$0.00
Remaining Balance	\$104.99
Current Activity	\$90.94
Spectrum Internet®	\$81.99
Credits & Charges	\$8.95

Due Immediately**\$195.93**

Thank you for choosing Spectrum.

**ACTION REQUIRED: ACCOUNT STATUS
DELINQUENT – 2ND NOTICE**

You are currently past due on your account balance and have been scheduled for disconnection. The total past due amount will need to be paid to avoid further collection activity and final disconnection of services. If you resume service after disconnection, you will be required to pay your full past due amount, first month of service and a reconnection fee.

Thank you for choosing Spectrum.

We appreciate your prompt payment and value you as a customer.

SAVE \$5 PER MONTH: ENROLL IN AUTO PAY

As a valued Spectrum Internet customer, you are eligible for a discount of \$5.00 per month when you enroll in Auto Pay. Sign up at Spectrum.net/autopay.

IMPORTANT NEWS**Moving? Spectrum makes it easy!**

We'll transfer your Spectrum services to your new home so you can get settled even faster.

Call 844-223-8525 or visit

www.Spectrum.net/easymove.

Detach the included payment stub and enclose it with a check made payable to Spectrum. If you have questions about your account, call us at (855) 757-7328



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652

8337 1000 NO RP 13 02142024 NNNNNYNN 01 000596 0004

OLGA CARINO
307 E MONUMENT AVE APT A
KISSIMMEE FL 34741-5739

Amount Due

\$195.93

Due by

Now

Account Number

Bank Account Information

Amount Enclosed

\$

**Please send payment to:**SPECTRUM
PO BOX 7186
PASADENA CA 91109-7186

833710024093430200195933

JUN 10 2024 PM 4:21



Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

SCAN TO



PAY BILL

Customer ID - Account ID:

Customer Name:

Service Address:

Bill Date:

Next Scheduled Read Date:

Bank Account

OLGA ARLENE CARINO LIMA

307 E MONUMENT AVENUE A

05/10/24

06/05/24



BILL SUMMARY

Previous Balance
\$106.53

-

Payments
\$106.53

+

Current Charges
\$137.00

=

Balance Due
\$137.00

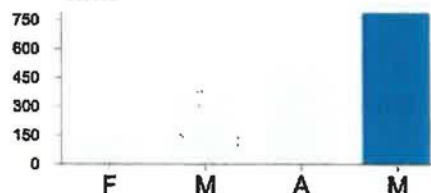
CURRENT CHARGES

KUA ELECTRIC SERVICE	\$85.47
Electric	\$97.74
Fuel Adjustment	-\$22.44
Customer Charge	\$10.17
CITY OF KISSIMMEE CHARGES	\$34.42
Garbage Service	\$23.96
Storm Water Charge	\$10.46
CITY/COUNTY TAXES & TRANSFER FEE	\$17.11
TOTAL CURRENT CHARGES	\$137.00

USAGE DETAILS

Electric - Residential
Daily Avg. = 25.81 kWh/Day
Daily Avg. Cost = \$2.76

KWH



METER DATA

Meter #:	0160636130
Current:	1,930 on 05/05/24
Previous:	1,136 on 04/04/24
Total Usage:	794 kWh
Days Of Service:	31

MESSAGE from KUA

**THIS STORM SEASON
PROTECT
YOUR APPLIANCES!**



**SURGE
PROTECTION
PROGRAM**

KUA.COM/SURGE



SCAN HERE!

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID

Bank Account Information

Past Due Pay Now

\$0.00

Due Date

05/28/24

Total Amount Due

\$137.00

* \$137.00 will be drafted from your credit card on 5/28/2024 via E-Payment.

6896001115 PRESORT 1115 1 AV 0.504 P1C4



OLGA ARLENE CARINO LIMA
307 E MONUMENT AVENUE A
KISSIMMEE FL 34741-5739



0026750395

Make Checks Payable To:

KISSIMMEE UTILITY AUTHORITY
DEPT. 96
P.O. BOX 2252
BIRMINGHAM, AL 35246-0096



0023378730000181700000137000000141712024052810



JUN 10 2024 PM 4:20

Party/Partido	Npa	Registration #/# de Inscripción	132078348	
Name & Address/Nombre y Dirección		01/17/2024		
Olga Arlene Carino Lima 307 E MONUMENT Ave APT A Kissimmee FL 34741				
Date Registered Fecha de Inscripción	Jan/05/2024	Date of Birth Fecha de nacimiento	Mar/24/1976	
Precinct/Precinto	Polling Location/Centro Electoral			
4101	KISSIMMEE CIVIC CENTER 201 E Dakin Ave., Kissimmee, FL 34741			
Congress Congreso	Senate Senado	House Cámara	School Board Junta Escolar	County Commission Comisión del Condado
9	25	46	4	4
Mary Jane Arrington Osceola County Supervisor of Elections				



JUN 10 2024 PM 4:20

This card is for information purposes only. This card is proof of registration but is not legal verification of eligibility to vote. It is the responsibility of a voter to keep his or her eligibility status current. A voter may confirm his or her eligibility to vote with the Department of State.

Esta tarjeta es solo para fines informativos. Esta tarjeta es comprobante de inscripción, pero no es verificación legal de elegibilidad para votar. Es la responsabilidad del elector mantener actualizado su estatus de elegibilidad. Un elector puede confirmar su elegibilidad para votar con el Departamento del Estado.



PERMIT SNAPSHOT REPORT MSC-23-0225 FOR CITY OF KISSIMMEE

Permit Type: Miscellaneous (Commercial) **Project:** **App Date:** 10/17/2023
Work Class: Use Permit **District:** ... **Exp Date:** NOT AVAILABLE
Status: Fees Paid **Square Feet:** 2,421.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Persaud, Gita **Approval Expire Date:**
Description: Use Permit for indoors and outdoors Occupancy for Carinos Cafe.

Parcel: 22-25-29-1254-00CU-01C0 Main **Address:** 214 Broadway Kissimmee, FL 34741 **Main** **Zone:** T6(T6: WATERFRONT)

Applicant

Olga A Barreto
1091 HIDDEN HARBOR LN
1091 HIDDEN HARBOR LN
KISSIMMEE, FL 34748
Business: (407) 822-8241

Permit Custom Fields

Is the property:	COMMERCIAL	Suite/Unit Number(s) if applicable	Previous Use	coffee shop
Proposed Use	Maximum Occupancy Indoors & outdoors seating.	Who is applying for this TENANT permit?	Total Floor Area (SqFt)	2421
Number of Stories	1	Total Number of Units	1	
Auto Sprinkler System Required?	Yes	Construction Type	N/A	
Minimum Floor Load		Maximum Number of Persons		
Auto Sprinkler System Provided?	Yes	Special Conditions		
I Acknowledge PDF	All files will be uploaded in a PDF format	I Acknowledge NO Package or Portfolio	PDF files will not be saved as a Package/Portfolio	I Acknowledge NO Templates or Drafts
I Acknowledge NO Encryptions	PDF files do not include encryptions or security			Application is not from a saved template or draft.

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Olga_Barreto_10/18/2023.jpg	10/17/2023 23:14	Barreto, Olga		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00031176	DCA Surcharge	\$2.97	\$2.97
	Change of Occupancy Permit	\$197.96	\$197.96
	BCAI Surcharge	\$2.97	\$2.97
Total for Invoice INV-00031176		\$203.90	\$203.90
Grand Total for Permit		\$203.90	\$203.90

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Change of Occupancy Review v.1	In Review	10/18/2023	11/01/2023		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Commercial Building	Building	Hernandez, Juan F	In Review	10/18/2023	11/01/2023	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building/Zoning	Building/Zoning	Tulak, Joshua	In Review	10/18/2023	11/01/2023	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Fire	Fire	Alessandri, Chris	In Review	10/18/2023	11/01/2023	

PERMIT SNAPSHOT REPORT (MSC-23-0225)

Item	Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
	Toho Water Authority	Toho Water Authority	Biron, Ray	In Review	10/18/2023	11/01/2023	
Workflow Step / Action Name				Action Type	Start Date	End Date	
Staff Review v.1					10/18/2023	0:00	
Change of Occupancy Review v.1				Receive Submittal	10/18/2023	0:00	
				Generic Action			
				Generic Action			
				Generic Action			
				Inspection			
				Inspection			
				Generic Action			
				Generic Action			
				Create Report			

Public Records Exemptions

Enclosed please find a copy of the response documents for your public records request. The following information is provided to explain the process employed to review and produce the response documents.

Reason	Description	Pages
Bank Account Information	F.S. 119.071(5)(b) - Bank, debit, charge, and credit card numbers are exempt.	3, 4, 21-22



PERMIT SNAPSHOT REPORT MSC-23-0225 FOR CITY OF KISSIMMEE

Permit Type: Miscellaneous (Commercial) **Project:** **App Date:** 10/17/2023
Work Class: Use Permit **District:** ... **Exp Date:** NOT AVAILABLE
Status: Fees Paid **Square Feet:** 2,421.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** Persaud, Gita **Approval Expire Date:**
Description: Use Permit for Indoors and outdoors Occupancy for Carinos Cafe.

Parcel: 22-25-29-1254-00CU-01C0 Main **Address:** 214 Broadway Main **Zone:** T6(T6: WATERFRONT)
Kissimmee, FL 34741

Applicant
Olga A Barreto
1091 HIDDEN HARBOR LN
1091 HIDDEN HARBOR LN
KISSIMMEE, FL 34746
Business: (407) 922-8241

Permit Custom Fields

Is the property:	COMMERCIAL	Suite/Unit Number(s) if applicable	Previous Use	coffee shop
Proposed Use	Maximum Occupancy Indoors & outdoors seating.	Who is applying for this TENANT permit?	Total Floor Area (SqFt)	2421
Number of Stories	1	Total Number of Units	1	Private Provider
Auto Sprinkler System Required?	Yes	Construction Type	N/A	Building Occupancy
Minimum Floor Load		Maximum Number of Persons		B: BUSINESS
Auto Sprinkler System Provided?	Yes	Special Conditions		Florida Building Code
I Acknowledge PDF	All files will be uploaded in a PDF format	I Acknowledge NO Package or Portfolio	PDF files will not be saved as a Package/Portfolio	Tenant Name
I Acknowledge NO Encryptions	PDF files do not include encryptions or security			I Acknowledge NO Templates or Drafts
				Application is not from a saved template or draft

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Olga_Barreto_10/18/2023.jpg	10/17/2023 23:14	Barreto, Olga		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
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Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Change of Occupancy Review v.1	In Review	10/18/2023	11/01/2023		No	No
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Commercial Building	Building	Hernandez, Juan F	In Review	10/18/2023	11/01/2023	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building/Zoning	Building/Zoning	Tulak, Joshua	In Review	10/18/2023	11/01/2023	
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Fire	Fire	Alessandri, Chris	In Review	10/18/2023	11/01/2023	

PERMIT SNAPSHOT REPORT (MSC-23-0225)

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Toho Water Authority	Toho Water Authority	Biron, Ray	In Review	10/18/2023	11/01/2023	

Workflow Step / Action Name	Action Type	Start Date	End Date
Staff Review v.1		10/18/2023 0:00	
Change of Occupancy Review v.1	Receive Submittal	10/18/2023 0:00	
	Generic Action		
	Generic Action		
	Generic Action		
	Inspection		
	Inspection		
	Generic Action		
	Generic Action		
	Create Report		

BRUCE VICKERS, CFC, CFBTO, ELC.

OSCEOLA COUNTY TAX COLLECTOR

407-742-4000

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2022

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R092629-331100010390	CL-0000001	1050825	AX, HX	300

****See back for code description**

BARRETO OLGA A
1091 HIDDEN HARBOR LN
KISSIMMEE, FL 34746

1091 HIDDEN HARBOR LN

HIDDEN HARBOR PB 4 PG 54 & 55 LOT 39

Paid 11/28/2022 \$7,219.29

Receipt # 089025
Paid By CORELOGIC TAX SERVICE SUPPLEME**MAILING ADDRESS: PO BOX 422105 • KISSIMMEE, FL 34742-2105**

AD VALOREM TAXES						
TAXING AUTHORITY	MILL RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED	
OSCEOLA CO	407-742-1800	6.7000	495,730	50,000	445,730	2,986.39
SAVE OSC MAN	407-742-1800	0.0773	495,730	50,000	445,730	34.45
EMER MED SRV	407-742-1800	1.0682	495,730	50,000	445,730	476.13
SCH STATE LW	407-870-4823	3.2680	495,730	25,000	470,730	1,538.35
SCH LOCAL BD						
CAPITAL OUTLAY	407-870-4823	1.5000	495,730	25,000	470,730	706.09
DISCRETIONARY	407-870-4823	0.7480	495,730	25,000	470,730	352.11
SFWMD EVERG	561-686-8800	0.0327	495,730	50,000	445,730	14.58
SO FL WATER	561-686-8800	0.0948	495,730	50,000	445,730	42.26
SFWMD OKEE	561-686-8800	0.1026	495,730	50,000	445,730	45.73
LIBRARY DIST	407-742-1800	0.3000	495,730	50,000	445,730	133.72
SAVE OSC DBT	407-742-1800	0.0853	495,730	50,000	445,730	38.02
TOTAL MILLAGE		13.9769	AD VALOREM TAXES			\$6,367.83

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
Fire Rescue Residential Units	407-742-1800 @ 225.2500	450.50
Household Chemical Waste	407-742-1800 @ 4.0000	8.00
Solid Waste- Advanced Disposal	407-742-7750 @ 346.8800	693.76
NON-AD VALOREM ASSESSMENTS		\$1,152.26

COMBINED TAXES AND ASSESSMENTS	\$7,520.09
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If Postmarked By Please Pay	Nov 30, 2022 \$0.00				
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BRUCE VICKERS, CFC, CFBTO, ELC.

OSCEOLA COUNTY TAX COLLECTOR

407-742-4000

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2022

If Postmarked By Please Pay	Nov 30, 2022 \$0.00				
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MUST BE PAID IN U.S. FUNDS THROUGH A U.S. BANK (NO POST DATED CHECKS) TO BRUCE VICKERS, TAX COLLECTOR • PO BOX 422105 • KISSIMMEE, FL 34742

BARRETO OLGA A
1091 HIDDEN HARBOR LN
KISSIMMEE, FL 34746

****See back for code description**

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R092629-331100010390	CL-0000001	1050825	AX, HX	300

Paid 11/28/2022 Receipt # 089025

\$7,219.29

Paid By CORELOGIC TAX SERVICE SUPPLEMENTAL

RETURN WITH PAYMENT

BRUCE VICKERS, CFC, CFBTO, ELC.

OSCEOLA COUNTY TAX COLLECTOR

407-742-4000

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2023

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R092629-331100010390	CL-0020977	1050825	AX, HX	300

****See back for code description**

BARRETO OLGA A
1091 HIDDEN HARBOR LN
KISSIMMEE, FL 34746

1091 HIDDEN HARBOR LN

HIDDEN HARBOR PB 4 PG 54 & 55 LOT 39

\$7,500.65

Paid 11/27/2023

Receipt # 097983
Paid By PENNYMAC**MAILING ADDRESS: PO BOX 422105 • KISSIMMEE, FL 34742-2105****AD VALOREM TAXES**

TAXING AUTHORITY		MILL RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
OSCEOLA CO	407-742-1800	6.7000	510,601	50,000	460,601	3,086.03
SAVE OSC MAN	407-742-1800	0.0949	510,601	50,000	460,601	43.71
EMER MED SRV	407-742-1800	1.0682	510,601	50,000	460,601	492.01
SCH STATE LW	407-870-4823	3.2560	510,601	25,000	485,601	1,581.12
SCH LOCAL BD						
CAPITAL OUTLAY	407-870-4823	1.5000	510,601	25,000	485,601	728.40
DISCRETIONARY	407-870-4823	0.7480	510,601	25,000	485,601	363.23
SFWMD EVERG	561-686-8800	0.0327	510,601	50,000	460,601	15.06
SO FL WATER	561-686-8800	0.0948	510,601	50,000	460,601	43.66
SFWMD OKEE	561-686-8800	0.1026	510,601	50,000	460,601	47.26
LIBRARY DIST	407-742-1800	0.3000	510,601	50,000	460,601	138.18
SAVE OSC DBT	407-742-1800	0.0677	510,601	50,000	460,601	31.18
TOTAL MILLAGE		13.9649	AD VALOREM TAXES			\$6,569.84

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		RATE	AMOUNT
Fire Rescue Residential Units	407-742-1800	@ 245.7600	491.52
Household Chemical Waste	407-742-1800	@ 4.0000	8.00
Solid Waste- Waste Management	407-742-7750	@ 371.9100	743.82
NON-AD VALOREM ASSESSMENTS			\$1,243.34

COMBINED TAXES AND ASSESSMENTS

\$7,813.18

If Postmarked By
Please Pay

Nov 30, 2023
\$0.00

BRUCE VICKERS, CFC, CFBTO, ELC.

OSCEOLA COUNTY TAX COLLECTOR

407-742-4000

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2023

If Postmarked By
Please Pay

Nov 30, 2023
\$0.00

MUST BE PAID IN U.S. FUNDS THROUGH A U.S. BANK (NO POST DATED CHECKS) TO BRUCE VICKERS, TAX COLLECTOR • PO BOX 422105 • KISSIMMEE, FL 34742

BARRETO OLGA A
1091 HIDDEN HARBOR LN
KISSIMMEE, FL 34746

****See back for code description**

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R092629-331100010390	CL-0020977	1050825	AX, HX	300

Paid 11/27/2023 Receipt # 097983

\$7,500.65

Paid By PENNYMAC

RETURN WITH PAYMENT.

Exhibit "D"

Item 3.A. Acceptance or Denial of Qualified Electors for Seat #1, Seat #3, and Seat #5
Osceola Action Committee Disqualification Summary

OSCEOLA ACTION COMMITTEE

6/18/2024

DISQUALIFICATION

SUMMARY

FOR

OLGA BARRETO

AKA

OLGA CARINO

(CITY CLERK COPY)

Table of Contents

1	CITY CODE/ FLORIDA STATE STATUTES
2	CARINO - DS-DE 03/28/2023
3	OSCEOLA PROPERTY APPRAISER 705 CATHERINE STREET
4	US POSTAL SERVICE RETURN RECEIPT - CARINO
5	OSCEOLA SOE VOTER FILE 01.22.2024
6	OSCEOLA PROPERTY APPRAISER 307 EAST MONUMENT AVE
7	OSCEOLA SOE VOTER FILE 04.04.2024
8	OSCEOLA PROPERTY APPRAISER 1091 HIDDEN HARBOR LANE
9	OSCEOLA CLERK OF COURT CARINO HOA LAWSUIT
10	
11	
12	

TAB 1

CITY OF KISSIMMEE MUNICIPAL CODE – CHAPTER 2 SECTION 8. – QUALIFICATION REQUIREMENT

Kissimmee, FL

Search or jump to

NOTIFICATIONS SIGN IN HELP Select Language

Kissimmee, Florida - Code of Ordinances - CHARTER / ARTICLE II - ADMINISTRATION CHAPTER 2 - CITY COMMISSION

VERSION: OCT 20, 2023 (CURRENT)

CODE OF ORDINANCES CITY OF KISSIMMEE, FLORIDA

SUPPLEMENT HISTORY TABLE

PART I - CHARTER

Section 1. - (Abolishment of present municipality)

Section 2. - Incorporation City of Kissimmee.

ARTICLE I - GENERAL PROVISIONS

ARTICLE II - ADMINISTRATION

CHAPTER 1. - IN GENERAL

CHAPTER 2. - CITY COMMISSION

Section 1. - Legislative body.

Section 2. - Term of office of commissioners.

Section 3. - Reserved.

Section 4. - Commissioners to continue in office until successors elected and qualified; exceptions.

Section 5. - Mayor-commissioner.

Section 6. - Compensation of commissioners.

Section 7. - Candidates to announce and qualify for particular office.

Section 7. - Candidates to announce and qualify for particular office; deadline for qualification; method of qualifying; majority vote required for election; conduct of election; when candidate to take office.

Each candidate for the office of city commissioner and mayor-commissioner shall announce and qualify specifically for the particular seat by number for which he is a candidate, as provided by ordinance. (A candidate shall qualify as set forth by resolution of the city commission.) The candidate receiving the majority of the votes cast shall be elected to that office. Each election shall be conducted as are now and hereafter provided by law. A candidate receiving a majority of votes in the general election shall take office at the city commission meeting following the formal certification of the election results. In the event that no candidate receives the majority of the votes cast at the election, then a runoff election, as provided in Article II, Chapter 1, Section 1, shall be held with the two candidates receiving the highest number of votes. In the general election, the winning candidate may be sworn in and take office at the same city commission meeting when the results are certified. A candidate shall qualify in accordance with Florida Statutes Section 99.093 or as otherwise set forth by resolution of the city commission.

(Ord. No. 530, § 1; Ord. No. 1040, § 1, 6-3-1980; Ord. No. 1660, § 1, 1-23-1990; Ord. No. 1688, § 1, 5-29-1990/5-30-1993; Ord. No. 2025, § 2, 10-4-1994; Ord. No. 2133, § 1, 8-27-1996/11-5-1996; Ord. No. 2378, 1-30-2001/8-21-2001; Ord. No. 2547, § 1, 5-8-2007/1-29-2008)

State Law reference— Election code, F.S. chs. 97—106.

Section 8. - Judge of qualifications and election of members; removal of members.

Any qualified elector of the city who shall have been a resident of the city for twelve (12) months immediately prior to registering for the office, the city commission shall be the sole judge of the election, returns, and qualifications of its own members.

(Ord. No. 1857, § 3, 10-6-1992; Ord. No. 2753, § 1, 4-20-2010/8-24-2010)

Section 9. - Quorum.

A quorum of the city commission shall consist of three (3) members thereof, in computing a quorum, a member who cannot vote on a particular item due to a conflict of interest shall still be considered present for quorum purposes. From time to time, individual members may temporarily leave the commission chambers without raising a question on quorum; except that if a majority of the entire commission is not present to vote, no action may be taken.

(Ord. No. 1857, § 9.3, 10-6-1992; Ord. No. 2753, § 1, 4-20-2010/8-24-2010)

State Law reference— Voting conflicts, requirements, F.S. § 285.012.

Section 10. - Majority vote of entire city commission required to transact business.

A majority vote of the entire city commission shall be mandatory to authorize any action by the commission. If a conflict of interest exists which prohibits a member or members from voting on a particular item or items such that a majority of the entire commission cannot act, then the item(s) shall be continued to a future agenda. The action of the city commission shall be expressed by votes, ordinance or resolution.

- 2024 Election Qualifying Dates

June 10, 2024 to June 14, 2024
at noon.

- Residency had to be established by 6/14/2023 at noon.

Select Year: 2023

The 2023 Florida Statutes (including Special Session C)

Title IX
ELECTORS AND ELECTIONSChapter 104
ELECTION CODE: VIOLATIONS; PENALTIES[View Entire Chapter](#)CHAPTER 104
ELECTION CODE: VIOLATIONS; PENALTIES

- 104.011 False swearing; submission of false voter registration information; prosecution prohibited.
- 104.012 Consideration for registration; interference with registration; soliciting registrations for compensation; alteration of registration application.
- 104.013 Unauthorized use, possession, or destruction of voter information card.
- 104.031 False declaration to secure assistance in preparing ballot.
- 104.041 Fraud in connection with casting vote.
- 104.045 Vote selling.
- 104.047 Vote-by-mail ballots and voting; violations.
- 104.051 Violations; neglect of duty; corrupt practices.
- 104.0515 Voting rights; deprivation of, or interference with, prohibited; penalty.
- 104.061 Corruptly influencing voting.
- 104.0615 Voter intimidation or suppression prohibited; criminal penalties.
- 104.0616 Vote-by-mail ballots and voting; violations.
- 104.071 Remuneration by candidate for services, support, etc.; penalty.
- 104.081 Threats of employers to control votes of employees.
- 104.091 Aiding, abetting, advising, or conspiring in violation of the code.
- 104.101 Failure to assist officers at polls.
- 104.11 Neglect of duty by sheriff or other officer.
- 104.13 Intermingling ballots.
- 104.15 Unqualified electors willfully voting.
- 104.16 Voting fraudulent ballot.
- 104.17 Voting in person after casting vote-by-mail ballot.
- 104.18 Casting more than one ballot at any election.
- 104.185 Petitions; knowingly signing more than once; signing another person's name or a fictitious name.
- 104.186 Initiative petitions; violations.
- 104.187 Initiative petitions; registration.
- 104.19 Using stickers or rubber stamps or carrying certain items in voting booth; penalty.
- 104.20 Ballot not to be seen, and other offenses.
- 104.21 Changing electors' ballots.
- 104.22 Stealing and destroying records, etc., of election.
- 104.23 Disclosing how elector votes.
- 104.24 Penalty for assuming name.
- 104.26 Penalty for destroying ballot or booth, etc.
- 104.271 False or malicious charges against, or false statements about, opposing candidates; penalty.
- 104.2715 False representations of military service; penalty.
- 104.29 Inspectors refusing to allow watchers while ballots are counted.
- 104.30 Voting system; unlawful possession; tampering.
- 104.31 Political activities of state, county, and municipal officers and employees.
- 104.32 Supervisor of elections; delivery of books to successor.
- 104.39 Witnesses as to violations.
- 104.41 Violations not otherwise provided for.
- 104.42 Fraudulent registration and illegal voting; investigation.
- 104.43 Grand juries; special investigation.

104.011 False swearing; submission of false voter registration information; prosecution prohibited.

(1) A person who willfully swears or affirms falsely to any oath or affirmation, or willfully procures another person to swear or affirm falsely to an oath or affirmation, in connection with or arising out of voting or elections commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

(2) A person who willfully submits any false voter registration information commits a felony of the third degree, punishable as provided in s. 775.082 or s. 775.083.

(3) A person may not be charged or convicted for a violation of this section for affirming that he or she has not been convicted of a felony or that, if convicted, he or she has had voting rights restored, if such violation is alleged to have occurred on or after January 8, 2019, but before July 1, 2019.

History.—s. 15, ch. 14715, 1931; CGL 1935 Supp. §202(5); s. 8, ch. 26870, 1951; s. 19, ch. 71-136; s. 33, ch. 77-175; s. 38, ch. 94-224; s. 31, ch. 97-13; s. 26, ch. 2019-562.

104.012 Consideration for registration; interference with registration; soliciting registrations for compensation; alteration of registration application.

(1) Any person who gives anything of value that is redeemable in cash to any person in consideration for his or her becoming a registered voter commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084. This section shall not be interpreted, however, to exclude such services as transportation to the place of registration or baby-sitting in connection with the absence of an elector from home for registering.

(2) A person who by bribery, menace, threat, or other corruption, directly or indirectly, influences, deceives, or deters or attempts to influence, deceive, or deter any person in the free exercise of that person's right to register to vote at any time, upon the first conviction, commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084, and, upon any subsequent conviction, commits a felony of the second degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

(3) A person may not solicit or pay another person to solicit voter registrations for compensation that is based upon the number of registrations obtained. A person who violates the provisions of this subsection commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

(4) A person who alters the voter registration application of any other person, without the other person's knowledge and consent, commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

History.—s. 1, ch. 63-198; s. 20, ch. 71-136; s. 33, ch. 77-175; s. 35, ch. 94-224; s. 1394, ch. 95-147; s. 33, ch. 97-13; s. 23, ch. 98-129.

← Allegation
Curino has willfully submitted
false voter registration information
(Address) ↓

Select Year: 2023 ▼

The 2023 Florida Statutes (including Special Session C)

Title XIV
TAXATION AND FINANCE

Chapter 196
EXEMPTION

[View Entire Chapter](#)

196.131 Homestead exemptions; claims.—

(1) At the time each taxpayer files claim for homestead exemption, the property appraiser shall deliver to the taxpayer a receipt over his or her signature, or that of a duly authorized deputy, which shall appropriately identify the property covered in the application, shall bear date as of the day such application is received by the property appraiser, and shall include any serial number or other identifying data desired by said property appraiser. The possession of such receipt shall constitute conclusive proof of the timely filing of such application.

(2) Any person who knowingly and willfully gives false information for the purpose of claiming homestead exemption as provided for in this chapter is guilty of a misdemeanor of the first degree, punishable as provided in s. 775.082 or by fine not exceeding \$5,000, or both.

History.—s. 5, ch. 17060, 1935; CGL 1936 Supp. 897(6); s. 1, ch. 21876, 1943; s. 1, ch. 28105, 1953; ss. 1, 2, ch. 69-55; s. 94, ch. 71-136; s. 15, ch. 74-234; s. 1, ch. 77-102; s. 1, ch. 77-174; s. 9, ch. 81-219; s. 3, ch. 85-315; s. 9, ch. 86-300; s. 3, ch. 88-65; s. 38, ch. 94-353; s. 1476, ch. 95-147.

Note.—Former s. 192.16.

Select Year: 2023 The 2023 Florida Statutes (including Special Session C)Title XXV
TAXATION AND FINANCEChapter 196
EXEMPTION[View Entire Chapter](#)**196.061 Rental of homestead to constitute abandonment.**

(1) The rental of all or substantially all of a dwelling previously claimed to be a homestead for tax purposes shall constitute the abandonment of such dwelling as a homestead, and the abandonment continues until the dwelling is physically occupied by the owner. However, such abandonment of the homestead after January 1 of any year does not affect the homestead exemption for tax purposes for that particular year unless the property is rented for more than 30 days per calendar year for 2 consecutive years.

(2) This section does not apply to a member of the Armed Forces of the United States whose service is the result of a mandatory obligation imposed by the federal Selective Service Act or who volunteers for service as a member of the Armed Forces of the United States. Moreover, valid military orders transferring such member are sufficient to maintain permanent residence for the purpose of s. 196.015 for the member and his or her spouse.

History.—s. 1, ch. 99-270; s. 1, ch. 67-459; ss. 1, 2, ch. 60-95; s. 5, ch. 95-404; s. 8, ch. 96-297; s. 3, ch. 2010-182; s. 18, ch. 2012-152; s. 1, ch. 2013-64.
Note.—Former s. 192.141.

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* Carino is trying to claim residency at 705 Catherine St for 12 months to be in compliance with the City of Kissimmee's residency requirement to run for office.

TAB 2

APPOINTMENT OF CAMPAIGN TREASURER
AND DESIGNATION OF CAMPAIGN
DEPOSITORY FOR CANDIDATES

(Section 106.021(1), F.S.)

(PLEASE PRINT OR TYPE)

NOTE: This form must be on file with the qualifying
officer before opening the campaign account.

OFFICE USE ONLY

1. CHECK APPROPRIATE BOX(ES):

☒ Initial Filing of Form Re-filing to Change: ☒ Treasurer/Deputy ☐ Depository ☐ Office ☐ Party

2. Name of Candidate (in this order: First, Middle, Last)

Olga A. Carino-Barreto

3. Address (include post office box or street, city, state, zip
code)

705 Catherine St
Kissimmee FL 34741

4. Telephone

(407) 922-9241

5. E-mail address

olgaacarino@gmail.com

6. Office sought (include district, circuit, group number)

City of Kissimmee, Seat 1

7. If a candidate for a nonpartisan office, check if
applicable:

☐ My intent is to run as a Write-In candidate.

8. If a candidate for a partisan office, check block and fill in name of party as applicable: My intent is to run as a

☐ Write-In ☒ No Party Affiliation ☐ _____ Party candidate.

9. I have appointed the following person to act as my ☐ Campaign Treasurer ☒ Deputy Treasurer

10. Name of Treasurer or Deputy Treasurer

Jose A. Barreto

11. Mailing Address

421104 P O Box

12. Telephone

(407) 990 2223

13. City

Kissimmee

14. County

OSCEOLA

15. State

FL

16. Zip Code

34742

17. E-mail address

JoseBarretoJPHS@gmail.com

18. I have designated the following bank as my

☒ Primary Depository ☐ Secondary Depository

19. Name of Bank

Addition Financial

20. Address

708 Vine St

21. City

Kissimmee

22. County

OSCEOLA

23. State

FL

24. Zip Code

34741

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING FORM FOR APPOINTMENT OF CAMPAIGN TREASURER AND
DESIGNATION OF CAMPAIGN DEPOSITORY AND THAT THE FACTS STATED IN IT ARE TRUE.

25. Date

3/28/23

26. Signature of Candidate

X 

27. Treasurer's Acceptance of Appointment (fill in the blanks and check the appropriate block)

1. Jose A. Barreto

(Please Print or Type Name)

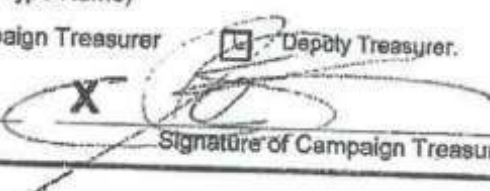
, do hereby accept the appointment

designated above as:

☐ Campaign Treasurer ☒ Deputy Treasurer.

3-28-23

Date

X 
Signature of Campaign Treasurer or Deputy Treasurer

TAB 3



Osceola County Property Appraiser
Katrina S. Scarborough, CFA, CCF, MCF

ADDRESS FILED ON

DS-DE 9
Filed w/
Osceola Supervisor
of Elections on
3/28/23 @
3:59 PM

Basic Search Advanced Search Sales Search Search Results Parcel Result Map Help

Parcel Result

Parcel: 2025291870000U0100

TRIM Notice Property Record Card Map Image Tax Collector Map View E-Mail Parcel NEW Bird's Eye View

Owner Information	
Owner Name	ACOSTA JUAN A ROMERO MARIA E
Mailing Address	705 CATHERINE ST KISSIMMEE, FL 34741
Physical Address	705 CATHERINE ST, KISSIMMEE FL 34741
Description	SINGLE FAMILY-IMPROVED
Tax District	200 - KISSIMMEE

PARCEL: 2025291870000U0100
CARD: 1
DATE: 01/15/2024

address Olga Carino has used on her sworn and submitted filed campaign docs

Tax Values		View Tax Estimator	
Current Values		Certified Values	
Current Value represents working appraised values as of 01/14/2024, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/04/2023	
Land	\$85,000	Land	\$40,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$2,800	Extra Features	\$2,900
Buildings	\$178,300	Buildings	\$183,500
Appraised(Just)	\$244,100	Appraised(Just)	\$226,400
Assessed(estimated)	\$117,725	Assessed*	\$114,297
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$67,725	Taxable	\$64,297

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

2024 for owners Homestead Exemption

2023 for owners Homestead Exemption

Sales Information					
Seq	ORB-Pg	Price	Date	Deed Type	
0	3441-2704	\$205,000	2007-03-22	Warranty Deed (w/)	
1	1727-2134	\$75,900	2000-04-17	Warranty Deed (w/)	
2	1110-1612	\$82,000	1990-02-12	Warranty Deed (w/)	
3	1025-1261	\$74,900	1991-07-30	Warranty Deed (w/)	
4	0985-1488	\$57,900	1988-07-01	Warranty Deed (w/)	
5	0394-0718	\$38,900	1978-06-01	Warranty Deed (w/)	
6	0346-0055	\$30,500	1976-01-01	Warranty Deed (w/)	

Land Information - Total Acreage: 0.18				
Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	1.00	100.00	LT	\$85,000

Extra Features			
Extra Feature	Units	Year Built	Feature Value
PREFABRICATED SHED GOOD	100	1988	\$672
CONCRETE PAD/PATIO GOOD	494	2021	\$1,921
WOOD FENCE-6 FT HIGH AVERAGE	28	2021	\$161

Building Information			
Building: 1			
Description	SINGLE FAMILY	Bedrooms	3
Year Built	1987	Full Bathrooms	2
Value	\$178,300	Half Bathrooms	
Actual Area	1729	Fixtures	
Heated Area	1247	Roof Cover	4 COMPOSITE SHINGLE
		Exterior Wall	(1.00) 8 CONCRETE BLOCK
Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1987	1247
OPEN PORCH FINISHED	OPF	1987	91
GARAGE FINISHED	GRF	1987	391
VINYL PORCH UNFINISHED	VPU	1987	130
Building 1: Photos			

Building 1: Photos



Building 1: Sketch

PARCEL: 2026201870000U0100
CARD: 1
DATE: 01/15/2024



Legal Description

Legal Description ORANGE GARDENS SEC 4 PB 1 PG 367 BLK U LOT 10



NUMBER
407-742-5200



EMAIL
info@property-appraiser.org



ADDRESS
Property Appraiser's Office
2505 E Nio Stronson Memorial Hwy
Kissimmee, FL 34744

[View Map](#)

Business Hours

HOURS OF OPERATION

Monday - Friday : 8am to 5pm
Closed Saturday and Sunday



About the Property Appraiser

- Kathrine S. Scarborough CFA, CCF, MCF

- Accessibility

- Career Opportunities

- Departments

- Holiday Schedule

Other County Agencies

- Board of County Commissioners

- Clerk of the Courts

- Sheriff's Office

- Supervisor of Elections

- Tax Collector

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[Home](#) [About Kathrine S. Scarborough](#) [FAQ](#) [Appraisal Process](#) [Career Opportunities](#) [Newsmom](#) [Budget](#) [Contact](#)

BRUCE VICKERS, CFC, CFBTO, ELC.

OSCEOLA COUNTY TAX COLLECTOR 407-742-4000

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2023

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R202529-1870000U0100	CL-0011146	1095872	AX, HX	200

**See back for code description

 ACOSTA JUAN A
 ROMERO MARIA E
 705 CATHERINE ST
 KISSIMMEE, FL 34741

705 CATHERINE ST

ORANGE GARDENS SEC 4 PB 1 PG 367 BLK U LOT 10

\$1,217.48

Paid 11/27/2023

Receipt # 098425

MAILING ADDRESS: PO BOX 422105 • KISSIMMEE, FL 34742-2105

Homestead Exemption
AD VALOREM TAXES

TAXING AUTHORITY	MILL RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
OSCEOLA CO	407-742-1800	6.7000	114,297	50,000	64,297
SAVE OSC MAN	407-742-1800	0.0949	114,297	50,000	64,297
SCH STATE LW	407-870-4823	3.2560	114,297	25,000	89,297
SCH LOCAL BD					
CAPITAL OUTLAY	407-870-4823	1.5000	114,297	25,000	89,297
DISCRETIONARY	407-870-4823	0.7480	114,297	25,000	89,297
KISSIMMEE	407-518-2219	4.6253	114,297	50,000	64,297
SPWMD EVERG	561-686-8800	0.0327	114,297	50,000	64,297
SO FL WATER	561-686-8800	0.0948	114,297	50,000	64,297
SPWMD OKEB	561-686-8800	0.1026	114,297	50,000	64,297
LIBRARY DIST	407-742-1800	0.3000	114,297	50,000	64,297
SAVE OSC DBT	407-742-1800	0.0677	114,297	50,000	64,297

TOTAL MILLAGE 17.5220

AD VALOREM TAXES

\$1,264.21

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
Household Chemical Waste	407-742-1800 @ 4.0000	4.00

NON-AD VALOREM ASSESSMENTS

\$4.00

COMBINED TAXES AND ASSESSMENTS

\$1,268.21

If Postmarked By	Nov 30, 2023				
Please Pay	\$0.00				

BRUCE VICKERS, CFC, CFBTO, ELC.

OSCEOLA COUNTY TAX COLLECTOR 407-742-4000

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2023

If Postmarked By	Nov 30, 2023				
Please Pay	\$0.00				

MUST BE PAID IN U.S. FUNDS THROUGH A U.S. BANK (NO POST DATED CHECKS) TO BRUCE VICKERS, TAX COLLECTOR • PO BOX 422105 • KISSIMMEE, FL 34742

 ACOSTA JUAN A
 ROMERO MARIA E
 705 CATHERINE ST
 KISSIMMEE, FL 34741


* 1 + 1 0 9 5 8 7 2 + 2 0 2 3 *

**See back for code description

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R202529-1870000U0100	CL-0011146	1095872	AX, HX	200

Paid 11/27/2023 Receipt # 098425

\$1,217.48

Paid By SPECIALIZED LOAN SERVICING

RETURN WITH PAYMENT



**OSCEOLA COUNTY
TAX COLLECTOR**
PROUDLY SERVING OUR CITIZENS

Search all services we offer...



Vehicle Registration

Property Tax

Business Tax

Tourist Tax

Search > Account Summary

Real Estate Account #R202529-1870000U0100

Owner:

ACOSTA JUAN A
ROMERO MARIA E

Property:

705 CATHERINE ST
KISSIMEE

Parcel details

GIS

Property Appraiser

Homestead Exemption



Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on 11/27/2023 for \$1,217.48.

☐ Apply for the 2024 installment payment plan**Account History**

BILL	AMOUNT DUE	STATUS	ACTION
2023 Annual Bill ①	\$0.00	Paid \$1,217.48 11/27/2023 Receipt #009325	Print (PDF)
2022 Annual Bill ①	\$0.00	Paid \$1,162.48 11/28/2022 Receipt #009471	Print (PDF)
2021 Annual Bill ①	\$0.00	Paid \$1,100.93 11/22/2021 Receipt #078063	Print (PDF)
2020 Annual Bill ①	\$0.00	Paid \$1,095.18 11/30/2020 Receipt #081394	Print (PDF)
2019 Annual Bill ①	\$0.00	Paid \$1,071.95 11/21/2019 Receipt #044940	Print (PDF)
2018 Annual Bill ①	\$0.00	Paid \$1,051.47 11/15/2018 Receipt #034550	Print (PDF)
2017 Annual Bill ①	\$0.00	Paid \$1,039.90 11/29/2017 Receipt #030038	Print (PDF)
2016 Annual Bill ①	\$0.00	Paid \$1,014.64 11/17/2016 Receipt #025388	Print (PDF)
2015 Annual Bill ①	\$0.00	Paid \$1,430.57 11/16/2015 Receipt #022437	Print (PDF)
2014 Annual Bill ①	\$0.00	Paid \$1,249.09 11/19/2014 Receipt #019004	Print (PDF)
2013 Annual Bill ①	\$0.00	Paid \$1,144.70 12/02/2013 Receipt #027205	Print (PDF)
2012 Annual Bill ①	\$0.00	Paid \$1,231.32 11/21/2012 Receipt #017908	Print (PDF)
2011 Annual Bill ①	\$0.00	Paid \$1,340.07 11/30/2011 Receipt #015842	Print (PDF)
2010 Annual Bill ①	\$0.00	Paid \$1,546.78 11/30/2010 Receipt #003326	Print (PDF)
2009 Annual Bill ①	\$0.00	Paid \$2,128.73 11/20/2009 Receipt #001424	Print (PDF)
2008 ①			
2008 Annual Bill	\$0.00	Paid \$3,274.75 08/20/2009 Receipt #2601198	Print (PDF)
Certificate #6731		Redeemed 08/20/2009 Face \$3,112.86, Rate 8%	
		Paid \$3,274.75	
2007 Annual Bill ①	\$0.00	Paid \$2,989.24 03/28/2008 Receipt #2111754	Print (PDF)
2006 Annual Bill ①	\$0.00	Paid \$2,647.63 11/30/2006 Receipt #2314471	Print (PDF)
2005 Annual Bill ①	\$0.00	Paid \$2,230.10 11/30/2005 Receipt #2005-9734294	Print (PDF)
2004 Annual Bill ①	\$0.00	Paid \$878.96 12/01/2004 Receipt #2004-9733253	Print (PDF)
2003 Annual Bill ①	\$0.00	Paid \$965.31 11/25/2003 Receipt #2003-9715238	Print (PDF)
2002 Annual Bill ①	\$0.00	Paid \$928.18 11/01/2002 Receipt #2002-9725092	Print (PDF)
Total Amount Due	\$0.00		

Paid
11/27/2023

Account Summary — - TaxSys - Osceola County Tax Collector

BILL	AMOUNT DUE	STATUS	ACTION
2001 Annual Bill ⓘ	\$0.00 Paid \$908.50	11/28/2001 Receipt #2001-9712026	Print (PDF)
2000 Annual Bill ⓘ	\$0.00 Paid \$780.12	12/12/2000 Receipt #2000-9725719	Print (PDF)
1999 Annual Bill ⓘ	\$0.00 Paid \$764.06	11/08/1999 Receipt #1999-3100658	Print (PDF)
1998 Annual Bill ⓘ	\$0.00 Paid \$761.91	11/25/1998 Receipt #1998-3307024	Print (PDF)
1997 Annual Bill ⓘ	\$0.00 Paid \$738.70	11/07/1997 Receipt #1997-4503519	Print (PDF)
1996 Annual Bill ⓘ	\$0.00 Paid \$717.49	11/01/1996 Receipt #1996-9986393	Print (PDF)
1995 Annual Bill ⓘ	\$0.00 Paid \$693.55	11/01/1995 Receipt #1995-9979317	Print (PDF)
1994 Annual Bill ⓘ	\$0.00 Paid \$667.17	11/01/1994 Receipt #1994-9977898	Print (PDF)
1993 Annual Bill ⓘ	\$0.00 Paid \$1,047.10	11/01/1993 Receipt #1993-9707636	Print (PDF)
1992 Annual Bill ⓘ	\$0.00 Paid \$1,050.93	11/01/1992 Receipt #1992-9705656	Print (PDF)
Total Amount Due	\$0.00		

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TAB 4

Accepted

U.S. Postal Service[®]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Kissimmee, FL 34741

OFFICIAL USE

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy)	\$3.55
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent To: Olga A. Barreto
Street and Apt. No., or PO Box No. 705 Cotton Street
City, State, ZIP+4[®] Kissimmee FL 34741

Postmark Here
12/19/2023

PS Form 3800, January 2023 (with PSN) See Reverse for Instructions

Accepted

U.S. Postal Service[®]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Kissimmee, FL 34741

OFFICIAL USE

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy)	\$3.55
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent To: Olga A. Barreto
Street and Apt. No., or PO Box No. 705 Cotton Street
City, State, ZIP+4[®] Kissimmee FL 34741

Postmark Here
12/19/2023

PS Form 3800, April 2015 (PSN) 7500-00-000-9001 See Reverse for Instructions

U.S. Postal Service[®]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Kissimmee, FL 34741

OFFICIAL USE

Certified Mail Fee \$4.35

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy)	\$3.55
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent To: Olga A. Barreto
Street and Apt. No., or PO Box No. 705 Cotton Street
City, State, ZIP+4[®] Kissimmee FL 34741

Postmark Here
12/19/2023

PS Form 3800, January 2023 (with PSN) See Reverse for Instructions

← Returned Copy Next Page

Retail



34741

RDC 99

U.S. POST
FCM LETT
JACKSON, MS
DEC 19, 2011

\$8.50

R2305H12

POSTAGE WILL BE PAID BY ADDRESSEE



9589 0730 5270 1297 6599 89

Ms. Olga A. Barreto aka Olga Carino
705 Catherine Street
Kissimmee, FL 34741

333 411

RETURN TO SENDER
UNDELIVERED
UNABLE TO FORWARD

SC: 92202510814 #2374-04093-23-03

34741 UNCL

RETURN REQUESTED

6/11/12
2/2/12

HENRICHSEN

Law Group PLLC

501 W. Bay St. 14th Floor
Jacksonville, FL 32202

TAB 5

Olga Barreto aka Olga Carino Voter Registration via Osceola County Supervisor Of Election File 1.22.2024

[illegible]

TAB 6



Osceola County Property Appraiser
Katrina S. Scarborough, CFA, CCF, MCF

Basic Search

Advanced Search

Sales Search

Search Results

Parcel Result

Map

Help

Parcel Result

Parcel: 2225292230000B003A

TRIM Notice Property Record Card Map Image Tax Collector Map View E-Mail Parcel NEW Bird's Eye View

Owner Information

Owner Name: ORTIZ FELIX B
NADAL ITZA Y
Mailing Address: 307 E MONUMENT AVE A
KISSIMEE, FL 34741
Physical Address: 307 E MONUMENT AVE, UNIT A, KISSIMEE FL 34741
Description: MULTI-FAMILY-IMPROVED less than 10 units
Tax District: 200 - KISSIMEE

*- Camp 5th
Dunor*
*New
Address
for Olga Barreto
aka Olga Corino*



Tax Values

[View Tax Estimator](#)

Current Values

Current Value represents working appraised values as of 03/28/2024, which are subject to change prior to certification

Land: \$39,800
AG Benefit: \$0
Extra Features: \$100
Buildings: \$136,700
Appraised(Just): \$176,400
Assessed(estimated): \$176,400
Exemption(estimated): \$0
Taxable(estimated): \$176,400

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

Land: \$39,800
AG Benefit: \$0
Extra Features: \$100
Buildings: \$109,400
Appraised(Just): \$149,100
Assessed*: \$84,324
Exemption: \$0
Taxable: \$84,324

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6502-2238	\$255,000	2023-11-03	Warranty Deed (wq)
1	6465-2323	\$100	2023-09-13	Trustee's Deed (tr)
2	6465-2326	\$0	2022-07-09	Death Certificate (dc)
3	4562-2009	\$100	2014-01-16	Warranty Deed (wq)
4		\$0	2010-12-30	Death Certificate (dc)
5	1732-2617	\$66,000	2000-04-13	Warranty Deed (wq)
6	1032-1154	\$0	1991-09-06	Death Certificate (dc)
7	0808-2724	\$0	1985-06-21	Warranty Deed (wq)
8	0412-0733	\$16,000	1978-11-17	Warranty Deed (wq)
9	0083-0619	\$0	1978-01-26	Death Certificate (dc)

New Purchase

Land Information - Total Acreage: 0.22

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	33.30	150.00	FF	\$19,800
RESIDENTIAL	33.30	150.00	FF	\$19,800

Extra Features

Extra Feature	Units	Year Built	Feature Value
A/C-WALL UNIT FAIR	2	1980	\$80

Building Information

[View Building Sketch](#)

Building: 1		View Building Sketch	
Description	DUPLEX	Bedrooms	4
Year Built	1952	Full Bathrooms	2
Value	\$136,700	Half Bathrooms	
Actual Area	1876	Fixtures	
Heated Area	1552	Roof Cover	4 COMPOSITE SHINGLE
		Exterior Wall	(1.00) 8 CONCRETE BLOCK
Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1952	776
METAL CARPORT FINISHED	MCF	1952	264
BASE AREA	BAS	1952	776

Building: 1

OPEN PORCH FINISHED	OPF	1852	188
UTILITY UNFINISHED	UTU	1852	135
METAL CARPORT FINISHED	MCF	1852	242

[View Building Sketch](#)

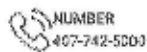
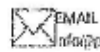
Building 1: Photos



Building 1: Sketch

Legal Description

Legal Description TOLIGA LAKE VIEW SUB PB 1 PG 184 BLK B S 33.3 FT OF LOT 3 & WLY 33.3 FT LOT 4

NUMBER
407-742-5003EMAIL
info@property-appraiser.orgADDRESS
Property Appraiser's Office
2505 E Eric Ericson Memorial Hwy
Kissimmee, FL 34744[View Map](#)

Business Hours

HOURS OF OPERATION

Monday - Friday : 8am to 5pm
Closed Saturday and Sunday

About the Property Appraiser

- [Katrina S. Scarborough CFA, CCF, MCF](#)

- [Accessibility](#)

- [Career Opportunities](#)

- [Departments](#)

- [Holiday Schedule](#)

Other County Agencies

- [Board of County Commissioners](#)
- [Clerk of the Courts](#)
- [Sheriff's Office](#)
- [Supervisor of Elections](#)
- [Tax Collector](#)

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[Home](#) [About Katrina S. Scarborough](#) [FAQ](#) [Appraisal Process](#) [Career Opportunities](#) [Newroom](#) [Budget](#) [Contact](#)



**NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
OSCEOLA COUNTY TAXING AUTHORITIES
2023 REAL ESTATE**

**IMPORTANT NOTICE
DO NOT PAY
THIS IS NOT A BILL**



2225292230000B003A

**SITE ADDRESS: 307 E MONUMENT AVE A
KISSIMMEE**

**LEGAL DESCRIPTION:
TOLIGA LAKE VIEW SUB PB 1 PG 184 BLK B S
33.3 FT OF LOT 3 & WLY 33.3 FT LOT 4**

**GERALD E LEMENAGER TRUST
LEMENAGER GERALD E TR
2535 N STATE ROUTE 49
CLIFTON IL 60827-7014**



TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	PRIOR 2022 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2022		CURRENT 2023 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
COUNTY	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
OSCEOLA CO 200	76,659	6.700000	513.82	84,324	6.031200	508.57	6.700000	564.97
SAVE OSC MAN	76,659	.077300	5.93	84,324	.089500	5.86	.094900	8.00
PUBLIC SCHOOLS								
SCH STATE LW	125,000	3.268000	408.50	149,100	2.819500	420.39	3.256000	485.47
SCH-LOCAL BD	125,000	2.248000	281.00	149,100	1.939500	289.18	2.248000	335.18
MUNICIPALITIES								
KISSIMMEE	76,659	4.625300	354.57	84,324	4.085300	344.49	4.625300	390.02
WATER MANAGEMENT								
SFWMD EVERG	76,659	.032700	2.51	84,324	.029300	2.47	.032700	2.76
SO FL WATER	76,659	.094800	7.27	84,324	.085000	7.17	.094800	7.99
SFWMD OKEE	76,659	.102600	7.87	84,324	.092000	7.76	.102600	8.65
INDEPENDENT DISTRICT								
VOTER APPROVED								
LIBRARY DIST	76,659	.300000	23.00	84,324	.269500	22.73	.300000	25.30
SAVE OSC DBT	76,659	.085300	6.54	84,324	.067700	5.71	.067700	5.71
TOTAL AD VALOREM PROPERTY TAXES			1,610.81			1,614.33		1,834.05

PROPERTY APPRAISER VALUE INFORMATION

	MARKET VALUE	ASSESSED VALUE	
		APPLIES TO SCHOOL MILLAGE	APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2022	125,000	125,000	76,659
CURRENT YEAR 2023	149,100	149,100	84,324

APPLIED ASSESSMENT REDUCTION	APPLIES TO	PRIOR VALUE 2022	CURRENT VALUE 2023
SAVE OUR HOMES BENEFIT	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	48,341	64,776
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES		
EXEMPTIONS	APPLIES TO	PRIOR AMOUNT 2022	CURRENT AMOUNT 2023
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL COUNTY TAXES	0	0
	NON-SCHOOL CITY TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2023, or if you are entitled to an exemption or classification that is not reflected, please contact the Osceola County Property Appraiser's Office at:

**2505 E Irio Bronson Mem Hwy
Kissimmee, FL 34744-4909
Customer Service (407) 742-5800**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at www.property-appraiser.org.

**Petitions must be filed on or before
September 12, 2023**

Osceola County Notice of Proposed Property Taxes

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each Taxing Authority may **AMEND OR ALTER** its proposals at the hearing.

TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME	
OSCEOLA CO SCH-LOCAL BD KISSIMMEE SO FL WATER	Sep 7, 5:30 PM Sep 5, 5:30 PM Sep 12, 6:00 PM Sep 14, 5:15 PM	1 COURTHOUSE SQUARE, KISSIMMEE (407)742-1600 617 BILL BECK BLVD, KISSIMMEE (407)870-4832 101 N CHURCH ST, KISSIMMEE (407)518-2219 3301 GUN CLUB RD, B-1 BLDG, WEST PALM BEACH (561)686-8800

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

All affected property owners have the right to appear at the public hearing and file written objections to the non-ad valorem assessments.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at 10/2/23 or to a local governing board. Tax Collector will include on November tax notice.	UNITS	RATE	ASSESSMENT
OSCEOLA CO	Household Chemical MSBU 9/7/23 5:30 PM 1 Courthouse Sq. Kissimmee (407-742-1600)	2.0000	4.0000	8.00
TOTAL ASSESSMENTS Please read enclosed additional information about non-ad valorem assessments				8.00

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Current year taxable values are as of January 1, 2023.

COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

ASSESSED VALUE - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

TAXABLE VALUE - Taxable value is the current assessed value less all applicable exemptions used in calculation of taxes for taxing authorities.

APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons, including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

EXEMPTIONS - Any exemption that impacts your property is listed in this section, along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e., operating millage vs. debt service millage).

For more information concerning this Notice of Proposed Property Taxes please visit our website at www.property-appraiser.org

TAB 7

AutoSave voter files of 4.4																
Home Insert Draw Page Layout Formulas Data Review View Acrobat Tell me																
Cut Copy Paste Font Paragraph Styles Conditional Formatting Format as Table Cell Styles Insert Delete Format AutoSum Fill Sort & Filter Find & Select Comments Share																
A29877 106244807																
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
29848	106150575	Corey, Wayne H	Corey	Wayne	Harvey	6385 Starr HWY		34771 St Cloud	S M	REP	5008	35				35
29849	127661373	Corey, William L	Corey	William	Lloyd	4855 Chase Ct		34772 St Cloud	S M	NPA	5502	47				35
29850	191150608	Corey, Zachary R	Corey	Zachary	Robert	3915 Doe Dr		34772 St Cloud	S M	Rep	5810	38				25
29851	117660594	Corey Sullivan, Delondra	Corey Sullivan	Delondra	Venonica	646 Regency Way		34758 Kissimmee	3 F	DEM	3808	48				25
29852	123613510	Corey-Marzka, Christian	Corey-Marzka	Christian	Reynold	94 FLORIDA Pkwy		34743 Kissimmee	S M	Npa	1004	47				25
29853	106276441	Carfagna, Charles D	Carfagna	Charles	Dale	4845 CORAL CASTLE DR		34746 Kissimmee	S M	REP	1101	46				25
29854	106181130	Carfagna, Dale A	Carfagna	Dale	Albert	2725 Montego Bay Blvd		34746 Kissimmee	S M	Rep	1007	46				25
29855	106181131	Carfagna, Rosemarie L	Carfagna	Rosemarie	Lee	4845 Coral Castle Dr	34746-6761	Kissimmee	S F	Rep	1101	46				25
29856	124304129	Carfagna, Roseanne K	Carfagna	Roseanne	Kay	4845 CORAL CASTLE DR		34746 Kissimmee	4 F	REP	1101	46				25
29857	113324650	Carfagna, Helena R	Carfagna	Helena	Rose	155 RAINTREE Ct		34771 St Cloud	S F	Npa	5008	35				25
29858	191278342	Cargili, Alan L	Cargili	Alan	Lloyd	2955 MALLORY CR APT 3		34747 Kissimmee	S M	Npa	1002	45				25
29859	115141891	Cargili, Nathaniel D	Cargili	Nathaniel		248 Abbottsbury DR		34758 Kissimmee	S M	Npa	3007	46				25
29860	118928108	Cargili, Nick C	Cargili	Nick	Ornelia	2818 MOONSTONE Blvd		34758 Kissimmee	1 M	Npa	3004	46				25
29861	124050244	Cargili, Sue Ann S	Cargili	Sue Ann	Stacy	2818 Moonstone Blvd		34758 Kissimmee	6 F	Npa	3004	46				25
29862	128224905	Carluayo, Ariel E	Carluayo	Ariel	Enrique	925 Louisa Ct		34759 Kissimmee	4 M	Npa	3006	46				25
29863	117842746	Carluayo, Enrique F	Carluayo	Enrique	F	925 LOUISE Ct	34759-3840	Kissimmee	4 M	Dem	3006	46				25
29864	114703197	Carluayo, Maria Nelly	Carluayo	Maria Nelly		925 LOUISE Ct		34759 Kissimmee	4 F	Dem	3006	46				25
29865	127020557	Carlos, Jose A	Carlos	Jose	Alberto	3852 Autumn Breeze Wt		34744 Kissimmee	4 M	Npa	5000	47				25
29866	125877512	Carlisle, Edwin	Carlisle	Edwin		2801 Berkshire Dr		34743 Kissimmee	4 M	DEM	2004	47				25
29867	127010984	Carllet, Daniel P	Carllet	Daniel	Paul	3648 Western Sun Dr		34771 St Cloud	S M	REP	5706	47				25
29868	127010998	Carllet, Michelle L	Carllet	Michelle	Leigh	3648 Western Sun DR		34771 St Cloud	S F	REP	5206	47				25
29869	191350689	Carliger, Kevin R	Carliger	Kevin	Robert	3493 FOREST RIDGE Ln		34743 Kissimmee	S M	Npa	1102	46				25
29870	191350757	Carliger, Sheri A	Carliger	Sheri	Anne	1301 AGNO CR APT DBL		34741 Kissimmee	S F	Npa	2000	46				25
29871	115404512	Carino, Denise	Carino	Denise		238 Grifford Dr	34758-2617	Kissimmee	4 F	DEM	3007	46				25
29872	110811939	Carino, Isla E	Carino	Isla	Erin	422 BRIDGEWATER Cr A		34758 Kissimmee	4 F	BPB	3007	46				25
29873	120812472	Carino, John N	Carino	John	N	3221 RUNNING BEAR VW		34746 Kissimmee	2 M	REP	1004	46				25
29874	113129805	Carino, Manuel	Carino	Manuel		4570 Lake Shore Dr		34772 St Cloud	4 M	Rep	5010	35				25
29875	106113402	Carino, Sandra L	Carino	Sandra	L	2211 Wodenew Loop		34709 St Cloud	4 F	DEM	4201	47				25
29876	106327653	Carino Gonzalez, Rene	Carino Gonzalez	Rene		2211 WADEVIEW Loop		34709 St Cloud	4 M	Npa	4201	47				25
29877	106244807	Carino Lima, Olga A	Carino Lima	Olga	Arlene	307 E MONUMENT Ave		34743 Kissimmee	4 F	Npa	4101	46				25
29878	118042194	Carino Medina, Mary A	Carino Medina	Mary	A	192 Southbridge Cr	34744-9459	Kissimmee	4 F	REP	2501	47				25
29879	121414859	Carino Medina, Melissa	Carino Medina	Melissa		150 GARDENIA Rd		34743 Kissimmee	4 F	DEM	2004	47				25
29880	106223055	Caripol JR, Nicholas	Caripol	Nicholas		913 Pondview Ln		34747 Kissimmee	S M	DEM	1514	45				25
29881	114004049	Carus, Alexander R	Carus	Alexander	R	1049 Nash Dr		34747 Kissimmee	S M	DEM	1514	45				25
29882	125011775	Carus, Alexander W	Carus	Alexander	Wolfgang	1049 Nash Dr		34747 Kissimmee	S M	Dem	1514	45				25
29883	106254921	Carus, Leah N	Carus	Leah	Holcombe	1049 Nash Dr		34747 Kissimmee	S F	DEM	1514	45				25
29884	125011777	Carus, Maxwell F	Carus	Maxwell	Friedrich	1049 Nash Dr		34747 Kissimmee	S M	Dem	1514	45				25
29885	125011775	Carus, Reese P	Carus	Reese	Phillip	1049 Nash Dr		34747 Kissimmee	S M	Dem	1514	45				25
29886	119480389	Carl, Emanuel	Carl	Emanuel		PO BOX 420430		34772 St Cloud	S F	Rep	5005	47				25
29887	124050500	Carl, James W	Carl	James	W	1520 SOUTHSHELL St		34771 St Cloud	S M	REP	5200	47				25
29888	122096655	Carl, Jayne C	Carl	Jayne	Catherine	2949 Fieldwood Cr	34772-2845	St Cloud	S F	Npa	6701	47				25
29889	126121817	Carl, Matthew R	Carl	Matthew	Robert	8621 CORRAL PALMS Ct		34747 Kissimmee	S M	DEM	1001	45				25
29890	121302480	Carlaga, Debra M	Carlaga	Debra	M	1231 Wright Cr APT 103		34747 Kissimmee	S F	DEM	1514	45				25
29891	129723948	Carle Acevedo, Esteban	Carle Acevedo	Esteban		722 MICHIGAN Ave		34709 St Cloud	4 M	Npa	5200	47				25
29892	114377077	Carles, Andrew A	Carles	Andrew	Alexander	5130 FIDDLERWOOD Way		34771 St Cloud	S M	REP	5205	47				25
29893	130915789	Carles, Jonathan	Carles	Jonathan		3023 Stillwater Dr		34743 Kissimmee	4 M	Npa	2004	47				25
29894	115411920	Carles, Victoria A	Carles	Victoria		5130 FIDDLERWOOD Way		34771 St Cloud	4 F	REP	5206	47				25
29895	130721401	Carleton, Brett T	Carleton	Brett	Thomas	9217 WAUSEON Dr		34772 St Cloud	S M	REP	5502	47				25
29896	130713558	Carleton, Kimberly J	Carleton	Kimberly	Janet	9217 Wauseon Dr	34772-8571	St Cloud	S F	REP	3502	47				25
29897	112827703	Carlin, Bella M	Carlin	Bella	Margaret	3511 Pittall Ln		34772 St Cloud	S F	Npa	4200	47				25

TAB 8



Parcel Result

Parcel: 092629331100010390

TRIM Notice | Property Record Card | Map Image | Tax Collector | Map View | E-Mail Parcel | **NEW Bird's Eye View**

Owner Information

Owner Name BARRETO OLGA A
Mailing Address 1091 HIDDEN HARBOR LN
KISSIMMEE, FL 34745
Physical Address 1091 HIDDEN HARBOR LN, KISSIMMEE FL 34746
Description SINGLE FAMILY-IMPROVED
Tax District 300 - OSCEOLA COUNTY



Tax Values

[View Tax Estimate](#)

Current Values

Current Value represents working appraised values as of 06/16/2024, which are subject to change prior to certification

Land \$79,900
AG Benefit \$0
Extra Features \$24,600
Buildings \$510,700
Appraised(Just) \$615,400
Assessed(estimated) \$615,400
Exemption(estimated) \$0
Taxable(estimated) \$615,400

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

Land \$75,200
AG Benefit \$0
Extra Features \$22,900
Buildings \$527,400
Appraised(Just) \$625,500
Assessed* \$510,601
Exemption \$50,000
Taxable \$460,601

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5044-1074	\$100	2021-09-15	Quit Claim Deed (QC)
1	5025-2403	\$515,000	2021-06-13	Warranty Deed (WD)
2	4386-0045	\$335,000	2013-01-16	Warranty Deed (WD)
3	4005-1606	\$195,000	2010-06-25	Special Warranty Deed (SW)
4	3952-0188	\$100	2010-02-19	Certificate of Title (CT)
5	3010-1236	\$672,000	2005-12-22	Warranty Deed (WD)
6	2179-2781	\$0	2003-01-03	Final Judgement (FJ)
7	3010-1240	\$100	2003-01-02	Corrective Deed (CD)
8	2189-2007	\$100	2003-01-02	Quit Claim Deed (QC)
9	1930-2126	\$413,000	2001-08-29	Warranty Deed (WD)

Land Information - Total Acreage: 0.51

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL WATER	1.00	0.00	LT	\$79,900

Extra Features

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) AVERAGE	420	1988	\$12,600
POOL DECK GOOD	585	1988	\$802
SCREEN ENCLOSURE AVERAGE	2819	1988	\$3,665
CHAIN LINK FENCE-4 FT HIGH GOOD	280	1988	\$672
FIREPLACE-PREFABRICATED GOOD	2	1988	\$1,404
FIREPLACE-PREFABRICATED GOOD	1	1991	\$936
BALCONY DECK GOOD	456	1988	\$1,642
BALCONY DECK GOOD	256	1991	\$922
WOOD FENCE-6 FT HIGH AVERAGE	32	2012	\$90
CONCRETE PAD/PATIO AVERAGE	200	1991	\$144
SPA/HOT TUB-IN GROUND AVERAGE	28	1988	\$1,008
SCREEN ENCLOSURE AVERAGE	860	1988	\$1,118

Building Information

Building: 1

[View Building Sketch](#)

Description	SINGLE FAMILY
Year Built	1988
Value	\$367,600
Actual Area	4407
Heated Area	3066

Bedrooms	3
Full Bathrooms	3
Half Bathrooms	
Fixtures	
Roof Cover	4 COMPOSITE SHINGLE
Exterior Wall	(1.00) 8 SIDING ABOVE AVERAGE

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
OPEN PORCH FINISHED	OPF	1988	588
BASE AREA	BAS	1988	1768
UTILITY UNFINISHED	UTU	1991	72
UPPER STORY FINISHED	USF	1988	1296
GARAGE FINISHED	GRF	1988	625
OPEN PORCH FINISHED	OPF	1988	56

Building 1: Photos



Building 1: Sketch

Building: 2

[View Building Sketch](#)

Description	SINGLE FAMILY
Year Built	1988
Value	\$143,100
Actual Area	2337
Heated Area	1462

Bedrooms	2
Full Bathrooms	2
Half Bathrooms	
Fixtures	
Roof Cover	4 COMPOSITE SHINGLE
Exterior Wall	(1.00) 4 SIDING BELOW AVERAGE

Building 2 subarea

Description	Code	Year Built	Total Sketched Area
APARTMENT-RESIDENTIAL	APT	1988	525
APARTMENT-RESIDENTIAL	APT	1988	937
METAL SCREEN PORCH UNFINISHED	MSU	1988	32
GARAGE FINISHED	GRF	1988	850
OPEN PORCH FINISHED	OPF	1988	25

Building 2: Photos

Image not available

Building 2: Sketch

 Legal Description

Legal Description HIDDEN HARBOR PB 4 PG 54 & 55 LOT 39

 NUMBER
167-742-5000 EMAIL
info@property-copmls.com ADDRESS
Property Appraiser's Office
2505 E Iris Browson Memorial Hwy
Kissimmee, FL 34744[View Map](#)

Business Hours

HOURS OF OPERATION

Monday - Friday : 8am to 5pm
Closed Saturday and Sunday



About the Property Appraiser

- [Katrina S. Scarborough CFA, CCF, MCF](#)
- [Accessibility](#)
- [Career Opportunities](#)
- [Departments](#)
- [Holiday Schedule](#)

Other County Agencies

- [Board of County Commissioners](#)
- [Clerk of the Courts](#)
- [Sheriff's Office](#)
- [Supervisor of Elections](#)
- [Tax Collector](#)

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[Home](#) [About Katrina S. Scarborough](#) [FAQ](#) [Appraisal Process](#) [Career Opportunities](#) [Newsroom](#) [Budget](#) [Contact](#)



NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
OSCEOLA COUNTY TAXING AUTHORITIES
2023 REAL ESTATE

IMPORTANT NOTICE
DO NOT PAY
THIS IS NOT A BILL



092629331100010390

HX

SITE ADDRESS: **1091 HIDDEN HARBOR LN**
KISSIMMEE

LEGAL DESCRIPTION:
HIDDEN HARBOR PB 4 PG 54 & 55 LOT 39



112
8-28-67

BARRETO OLGA A
1091 HIDDEN HARBOR LN
KISSIMMEE FL 34746-3625

- CARINO'S ACTUAL ADDRESS



TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	PRIOR 2022 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 2022		CURRENT 2023 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
COUNTY	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
OSCEOLA CO 300	445,730	6.700000	2,986.39	460,601	6.031200	2,777.98	6.700000	3,086.03
SAVE OSC MAN	445,730	.077300	34.45	460,601	.069500	32.01	.094900	43.71
EMER MED SRV	445,730	1.068200	476.13	460,601	.964800	444.39	1.068200	492.01
PUBLIC SCHOOLS								
SCH STATE LW	470,730	3.268000	1,538.35	485,601	2.819500	1,369.15	3.258000	1,581.12
SCH-LOCAL BD	470,730	2.248000	1,058.20	485,601	1.939500	941.82	2.248000	1,091.63
MUNICIPALITIES								
WATER MANAGEMENT								
SFWMD EVERG	445,730	.032700	14.58	460,601	.029300	13.50	.032700	15.06
SO FL WATER	445,730	.094800	42.26	460,601	.085000	39.15	.094800	43.66
SFWMD OKEE	445,730	.102600	45.73	460,601	.092000	42.38	.102600	47.26
INDEPENDENT DISTRICT								
VOTER APPROVED								
LIBRARY DIST	445,730	.300000	133.72	460,601	.269500	124.13	.300000	138.18
SAVE OSC DBT	445,730	.085300	38.02	460,601	.067700	31.18	.067700	31.18
TOTAL AD VALOREM PROPERTY TAXES			6,367.83			5,815.69		6,569.84

PROPERTY APPRAISER VALUE INFORMATION

	MARKET VALUE	ASSESSED VALUE	
		APPLIES TO SCHOOL MILLAGE	APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2022	573,400	495,730	495,730
CURRENT YEAR 2023	625,500	510,601	510,601

APPLIED ASSESSMENT REDUCTION	APPLIES TO	PRIOR VALUE 2022	CURRENT VALUE 2023
SAVE OUR HOMES BENEFIT	ALL TAXES	77,670	114,899
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES		
EXEMPTIONS	APPLIES TO	PRIOR AMOUNT 2022	CURRENT AMOUNT 2023
FIRST HOMESTEAD	ALL TAXES	25,000	25,000
ADDITIONAL HOMESTEAD	NON-SCHOOL COUNTY TAXES	25,000	25,000
	NON-SCHOOL CITY TAXES		
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
	CITY TAXES		
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2023, or if you are entitled to an exemption or classification that is not reflected, please contact the Osceola County Property Appraiser's Office at:

2505 E Irlie Bronson Mem Hwy
Kissimmee, FL 34744-4909
Customer Service (407) 742-5000

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at www.property-appraiser.org.

Petitions must be filed on or before
September 12, 2023

Osceola County Notice of Proposed Property Taxes

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each Taxing Authority may **AMEND OR ALTER** its proposals at the hearing.

TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
OSCEOLA CO	Sep 7, 6:30 PM	1 COURTHOUSE SQUARE, KISSIMMEE (407)742-1800	
SCH-LOCAL BD	Sep 5, 5:30 PM	817 BILL BECK BLVD, KISSIMMEE (407)870-4632	
SO FL WATER	Sep 14, 5:15 PM	3301 GUN CLUB RD, B-1 BLDG, WEST PALM BEACH (561)686-6800	

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. Discounts are a maximum of 4 percent of the amounts shown on this form. All affected property owners have the right to appear at the public hearing and file written objections to the non-ad valorem assessments.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Private citizens, businesses and regional or township government boards Taxpayers will be notified by November tax notice			UNITS	RATE	ASSESSMENT
OSCEOLA CO	Fire Rescue Residential Units	9/7/23 5:30 PM	1 Courthouse Sq. Kissimmee (407-742-1800)	2.0000	245.7600	491.52
OSCEOLA CO	Household Chemical MSBU	9/7/23 5:30 PM	1 Courthouse Sq. Kissimmee (407-742-1800)	2.0000	4.0000	8.00
OSCEOLA CO	Solid Waste- Waste Management	9/7/23 6:30 PM	1 Courthouse Sq. Kissimmee (407-742-1800)	1.0000	371.9100	371.91
OSCEOLA CO	Solid Waste- Waste Management	9/7/23 5:30 PM	1 Courthouse Sq. Kissimmee (407-742-1800)	1.0000	371.9100	371.91
TOTAL ASSESSMENTS						1,243.34
Please read enclosed additional information about non-ad valorem assessments.						

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Current year taxable values are as of January 1, 2023.

COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

ASSESSED VALUE - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

TAXABLE VALUE - Taxable value is the current assessed value less all applicable exemptions used in calculation of taxes for taxing authorities.

APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons, including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

EXEMPTIONS - Any exemption that impacts your property is listed in this section, along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e., operating millage vs. debt service millage).

For more information concerning this Notice of Proposed Property Taxes please visit our website at www.property-appraiser.org

TAB 9

VERIFIED RETURN OF SERVICE

Job # LSU2023004323

Client Info:

THE RUGGIERI LAW FIRM P.A. - FRANK A. RUGGIERI, ESQ.
13000 AVALON LAKE DRIVE
SUITE 305
Orlando, FL 32828

Case Info:

PLAINTIFF:
HIDDEN HARBOR COMMUNITY ASSOCIATION, INC

-versus-

DEFENDANT:
OLGA A. BARRETO

CIRCUIT COURT
County of Osceola, Florida
Court Case # 2023 CA 004362 CI

Service Info:

Date Received: 9/18/2023 at 02:22 PM

Service: I Served OLGA A. BARRETO

With: SUMMONS, STANDING CASE MANAGEMENT PLAN/ORDER, COMPLAINT, EXHIBITS
by leaving with ONIXX BARRETO, SON / CO-RESIDENT

At RESIDENCE 1091 HIDDEN HARBOR LN. KISSIMMEE, FL 34746

Latitude: 28.234314, Longitude: -81.413939

On 9/21/2023 at 07:40 PM

Manner of Service: SUBSTITUTE (CO-RESIDENT)

PURSUANT TO 48.031 (1)(a) SUBSTITUTE SERVICE WAS PERFORMED BY LEAVING A TRUE COPY OF THIS PROCESS, WITH THE SERVER'S INITIALS OR SIGNATURE, IDENTIFICATION/BADGE NUMBER (IF APPLICABLE) AND THE DATE AND HOUR OF SERVICE ENDORSED THEREON BY ME, AND A COPY OF THE COMPLAINT, PETITION, OR OTHER INITIAL PLEADING OR PAPER, AT THE WITHIN NAME PERSON'S USUAL PLACE OF ABODE WITH A PERSON RESIDING THEREIN OVER FIFTEEN YEARS OF AGE TO WIT: NAME: ONIXX BARRETO, RELATIONSHIP: SON / CO-RESIDENT AND INFORMING SUCH PERSON OF THEIR CONTENTS.

Served Description: (Approx)

Age: 16, Sex: Male, Race: Hispanic, Height: 6' 1", Weight: 170, Hair: Brown Glasses: No

Military Status:

Military Status = No

Marital Status:

Inquired if subject was married and was informed subject was married. Spouses Name: JOSE BARRETO

I ACKNOWLEDGE THAT I AM AUTHORIZED TO SERVE PROCESS, IN GOOD STANDING IN THE JURISDICTION WHEREIN THIS PROCESS WAS SERVED AND I HAVE NO INTEREST IN THE ABOVE ACTION. UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.



ANTHONY BAKER
Lic # 628

LEGAL SERVE USA
147 BRIDGEHAVEN DR
Palm Coast, FL 32137
Phone: (407) 559-5515

Our Job # LSU2023004323 Client Ref # Matter
2533



Filing # 181952210 E-Filed 09/15/2023 06:16:28 PM

INITIALS: AB ID # 628
DATE: 9/21/2023 TIME: 07:40 PM
MILITARY: No
MARITAL STATUS: Yes

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT
IN AND FOR OSCEOLA COUNTY, FLORIDA

HIDDEN HARBOR COMMUNITY
ASSOCIATION, INC.
a not-for-profit Florida corporation,

CASE NO.: 2023 CA 004362 C

Plaintiff,

v.

OLGA A. BARRETO,

Defendant(s).

SUMMONS
PERSONAL SERVICE ON AN INDIVIDUAL

TO: **OLGA A. BARRETO,**
1091 HIDDEN HARBOR LANE, KISSIMMEE, FL, 34746

IMPORTANT

A lawsuit has been filed against you. You have 20 calendar days after this summons is served on you to file a written response to the attached Complaint in this Court. A phone call will not protect you; your written response, including the above case number and named parties, must be filed if you want the Court to hear your case. If you do not file your response on time, you may lose the case, and your wages, money, and property may thereafter be taken without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book).

If you choose to file a written response yourself, at the same time you file your written response to the Court you must also mail or take a carbon copy or photocopy of your written response to the "Plaintiff/Plaintiff's Attorney" named below:

Frank A. Ruggieri, Esq.
Florida Bar No. 0064520
The Ruggieri Law Firm, P.A.
13000 Avalon Lake Drive, Suite 305
Orlando, FL 32828
Phone: (407) 395-4766
Attorney for Plaintiff

THE STATE OF FLORIDA
TO EACH SHERIFF OF THE STATE:

You are commanded to serve this Summons, a copy of the Complaint and Lis Pendens in this lawsuit on the above-named Defendants.

DATED ON SEP 18 2023

(SEAL)



By: _____

Deputy Clerk

IMPORTANTE

Usted ha sido demandado legalmente. Tiene veinte (20) días, contados a partir del recibo de esta notificación, para contestar la demanda adjunta, por escrito, y presentarla ante este tribunal. Una llamada telefónica no lo protegerá; si usted desea que el tribunal considere su defensa, debe presentar su respuesta por escrito, incluyendo el número del caso y los nombres de las partes interesadas en dicho caso. Si usted no contesta la demanda a tiempo, pudiese perder el caso y podría ser despojado de sus ingresos y propiedades, o privado de sus derechos, sin previo aviso del tribunal. Existen otros requisitos legales. Si lo desea, puede usted consultar a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a una de las oficinas de asistencia legal que aparecen en la guía telefónica.

Si desea responder a la demanda por su cuenta, al mismo tiempo en que presenta su respuesta ante el tribunal, deberá usted enviar por correo o entregar una copia de su respuesta a la persona denominada abajo como "Plaintiff/Plaintiff's Attorney". (Demandante o Abogado del Demandante).

IMPORTANT

Des poursuites judiciaires ont été entreprises contre vous. Vous avez 20 jours consécutifs à partir de la date de l'assignation de cette citation pour déposer une réponse écrite à la plainte ci-jointe auprès de ce Tribunal. Un simple coup de téléphone est insuffisant pour vous protéger; vous êtes obligé de déposer votre réponse écrite, avec mention du numéro de dossier ci-dessus et du nom des parties nommées ici, si vous souhaitez que le Tribunal entende votre cause. Si vous ne déposez pas votre réponse écrite dans le délai requis, vous risquez de perdre la cause ainsi que votre salaire, votre argent, et vos biens peuvent être saisis par la suite, sans aucun préavis ultérieur du Tribunal. Il y a d'autres obligations juridiques et vous pouvez requérir les services immédiats d'un avocat. Si vous ne connaissez pas d'avocat, vous pourriez téléphoner à un service de référence d'avocats ou à un bureau d'assistance juridique (figurant à l'annuaire de téléphones).

Si vous choisissez de déposer vous-même une réponse écrite, il vous faudra également, en même temps que cette formalité, faire parvenir ou expédier une copie au carbone ou une photocopie de votre réponse écrite au "Plaintiff/Plaintiff's Attorney". (Plaignant ou à son avocat) nommé ci-dessous.

Frank A. Ruggieri, Esq.
Florida Bar No. 0064520
The Ruggieri Law Firm, P.A.
13000 Avalon Lake Drive, Suite 305
Orlando, FL 32828
Phone: (407) 395-4766
Attorney for Plaintiff

To: The Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida

Case no: 2023CA004362

Olga A. Barreto

To Whom may concern

FILED IN OFFICE
CLERK OF THE COURT
OSCEOLA COUNTY, FL
04/10/2024 2:03:16 PM
KELVIN SOTO, ESQ.
CLERK OF THE CIRCUIT COURT
AND COUNTY COMPTROLLER

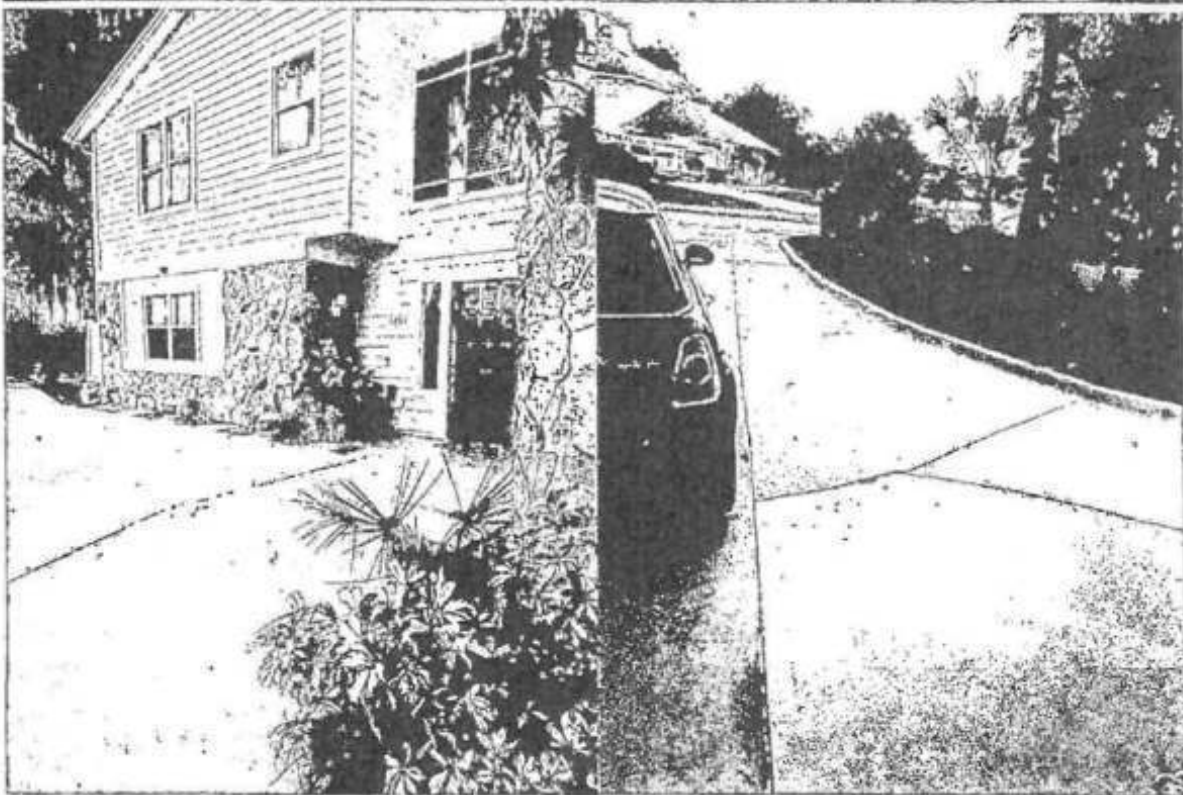
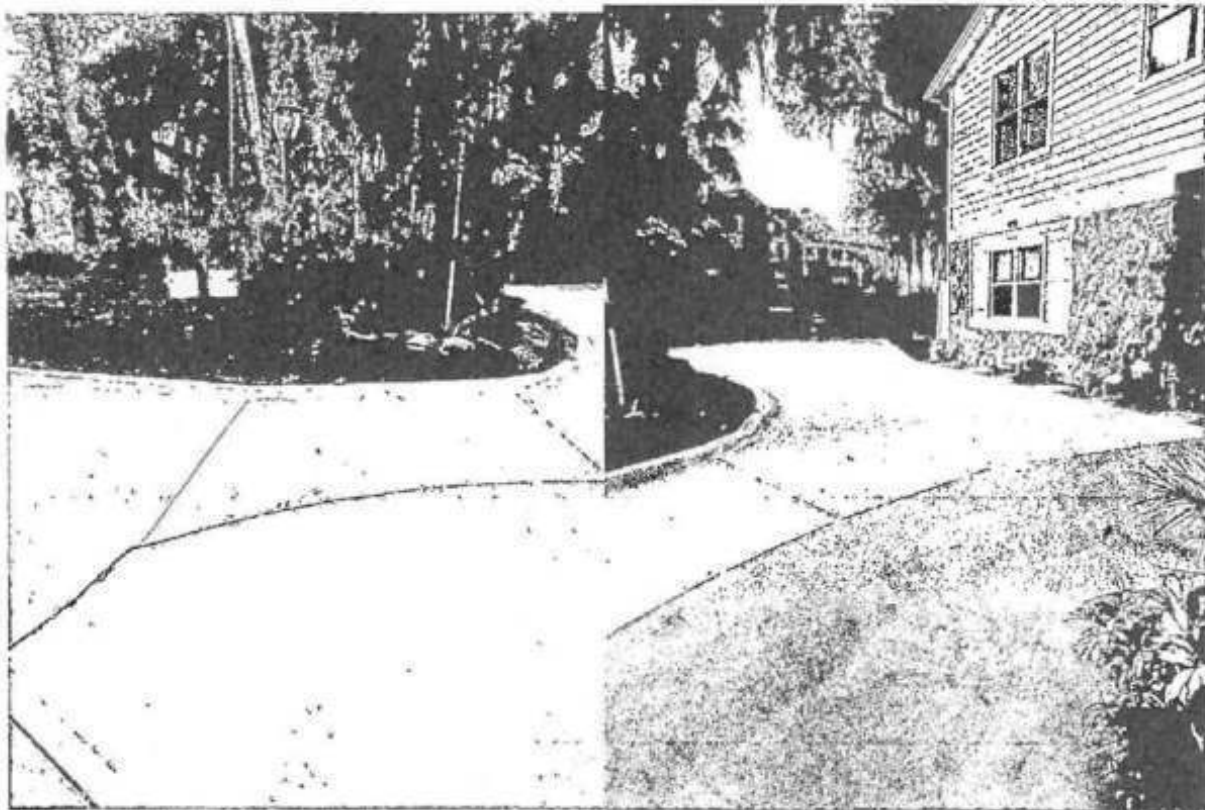
Response letter to Hoa violation notice to Hidden Harbor Community Association,

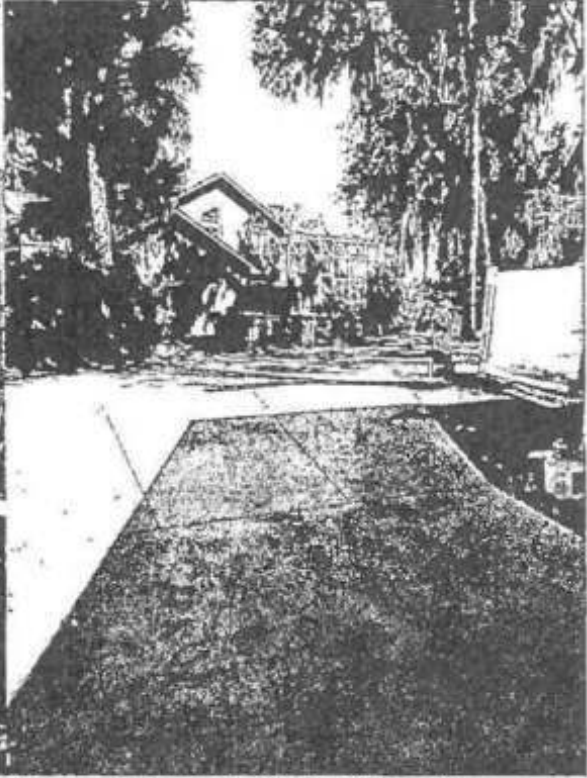
Request the violation to be resolved.

All the violations were correct immediately some of them we wait for an appointment. All corrections were made in a good time matter, also was notify to Ruggieri Law firm P. A. For example, Pressure wash, any landscaping issues, any debris was removed also any correction that was point out on the initial letter form HOA. Also, we continued to keep the premises updated on a regular basis in accordance with the HOA standards. If you have any questions feel free to contact me at 407-922-9241.

Best Regards

Olga A Barreto





Olga Carino Campaign Self Certifying Treasurer Report Totals

Date of Campaign Expenditure	Vendor Name	Amount	Services Provided
5/17/2023	Jose Forty	\$ 905.56	Marketing
8/21/2023	Jose Forty	\$ 946.00	Marketing
9/13/2023	Jose Forty	\$ 864.00	Marketing
10/20/2023	Jose Forty LLC	\$ 2,154.88	Marketing
11/21/2023	Forty Martinez LLC*	\$ 259.99	Marketing
2/6/2024	Jose Forty	\$ 400.00	Marketing
3/5/2024	Jose Forty	\$ 385.00	Marketing
		\$ 5,915.43	

* Forty Martinez LLC - Filed as of new corporate Annual Report with the Florida Secretary of State has Kissimmee City Commissioner as President/Manager of Entity



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
FORTY MARTINEZ, LLC

Filing Information

Document Number	L23000202920
FEI/EIN Number	92-3677082
Date Filed	04/25/2023
Effective Date	04/20/2023
State	FL
Status	ACTIVE

Principal Address

320 E DAKIN AVE
KISSIMMEE, FL 34741

Changed: 04/15/2024

Mailing Address

320 E DAKIN AVE
KISSIMMEE, FL 34741

Changed: 04/15/2024

Registered Agent Name & Address

MARTINEZ, JANETTE
320 E DAKIN AVE
KISSIMMEE, FL 34741

Address Changed: 04/15/2024

Authorized Person(s) Detail

Name & Address

Title President, Manager

MARTINEZ, JANETTE
320 E DAKIN AVE
KISSIMMEE, FL 34741

Title VP, Authorized Member

Forty, Jose M
320 E DAKIN AVE
KISSIMMEE, FL 34741

Annual Reports

Report Year	Filed Date
2024	04/15/2024

Document Images

04/15/2024 -- ANNUAL REPORT	View image in PDF format
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04/25/2023 -- Florida Limited Liability	View image in PDF format
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CAMPAIGN TREASURER'S REPORT SUMMARY

(1) Olga A. Cariato

Name

(2) PO Box 421104

Address (number and street)

Kissimmee, FL 34742

City, State, Zip Code

☐ Check here if address has changed

OFFICE USE ONLY ONLINE SUBMISSION

[1297274]

Submitted on:

6/10/2023 21:08:42 (eastern)

(3) ID Number: 591

(4) Check appropriate box(es):

☒ Candidate Office Sought: Kissimmee City Commission Seat 5

☐ Political Committee (PC)

☐ Electioneering Communications Org. (ECO)

☐ Party Executive Committee (PTY)

☐ Independent Expenditure (IE) (also covers an individual making electioneering communications)

☐ Check here if PC or ECO has disbanded

☐ Check here if PTY has disbanded

☐ Check here if no other IE or EC reports will be filed

(5) Report Identifiers

Cover Period: From 5 / 1 / 2023 To 5 / 31 / 2023 Report Type: M5

☒ Original

☐ Amendment

☐ Special Election Report

(6) Contributions This Report

Cash & Checks \$ 1,201.00

Loans \$ 2,600.00

Total Monetary \$ 3,801.00

In-Kind \$ 0.00

(7) Expenditures This Report

Monetary Expenditures \$ 1,955.56

Transfers to Office Account \$ 0.00

Total Monetary \$ 1,955.56

(8) Other Distributions

\$ 0.00

(9) TOTAL Monetary Contributions To Date

\$ 8,901.00

(10) TOTAL Monetary Expenditures To Date

\$ 1,955.56

(11) Certification

It is a first degree misdemeanor for any person to falsify a public record (ss. 839.13, F.S.)

I certify that I have examined this report and it is true, correct, and complete:

(Type name)

☐ Individual (only for IE or electioneering comm.) ☐ Treasurer ☐ Deputy Treasurer

X

Signature

(Type name)

☐ Candidate ☐ Chairperson (only for PC and PTY)

X

Signature

CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name Olga A. Cariato (2) I.D. Number 591
 5/1/2023 through 5/31/2023
 (3) Cover Period 5/1/2023 through 5/31/2023 (4) Page 1 of 1

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type Occupation		(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
5/5/2023 / /	Pollos, El Rey De Los 917 N John Young Pkwy Kissimmee, FL 34741	B	owner	CH			\$250.00
1							
5/5/2023 / /	Pollos, El Rey De Los 917 N John Young Pkwy Kissimmee, FL 34741	B	owner	CH			\$250.00
2							
5/4/2023 / /	Speak EZ LLC, 3 Sisters 226 Broadway Kissimmee, FL 34741	B	owner	CH			\$500.00
3							
5/5/2023 / /	DBA Star Liquor, Shakti Investments LLC 1098 John Young Pkwy Kissimmee, FL 34741	B	owner	CH			\$201.00
4							
5/4/2023 / /	Carino, Olga Arline 705 Catherine St Kissimmee, FL 34741	S	candidate	LO			\$2,600.00
5							
/ /							
/ /							
/ /							
/ /							
/ /							
/ /							

CAMPAIGN TREASURER'S REPORT – ITEMIZED EXPENDITURES

(1) Name Olga A. Cariño

(2) I.D. Number 591

(3) Cover Period 5/1/2023 through 5/31/2023

(4) Page 1 of 1

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Purpose (add office sought if contribution to a candidate)	(9) Expenditure Type	(10) Amendment	(11) Amount
5/17/2023 / /	Forty, Jose 608 W VINE ST Kissimmee, FL 34741	business cards, logo & marketing material.	MO		\$905.58
1					
5/17/2023 / /	Carino, Olga Arline 705 Catherine St Kissimmee, FL 34741	web page maintenance, video, pictures.	RM		\$1,050.00
2					
/ /					
/ /					
/ /					
/ /					
/ /					
/ /					
/ /					
/ /					

CAMPAIGN TREASURER'S REPORT SUMMARY

(1) Olga A. Cariño

Name

(2) PO Box 421104

Address (number and street)

Kissimmee, FL 34742

City, State, Zip Code

☐ Check here if address has changed

OFFICE USE ONLY
ONLINE SUBMISSION

[1300705]

Submitted on:

10/12/2023 14:57:01 (eastern)

(3) ID Number: 591

(4) Check appropriate box(es):

☒ Candidate Office Sought: Kissimmee City Commission Seat 5

☐ Political Committee (PC)

☐ Electioneering Communications Org. (ECO)

☐ Party Executive Committee (PTY)

☐ Independent Expenditure (IE) (also covers an individual making electioneering communications)

☐ Check here if PC or ECO has disbanded

☐ Check here if PTY has disbanded

☐ Check here if no other IE or EC reports will be filed

(5) Report Identifiers

Cover Period: From 7 / 1 / 2023 To 9 / 30 / 2023 Report Type: Q3

☐ Original

☒ Amendment

☐ Special Election Report

(6) Contributions This Report

Cash & Checks \$ 0.00

Loans \$ 0.00

Total Monetary \$ 0.00

In-Kind \$ 100.00

(7) Expenditures This Report

Monetary Expenditures \$ 2,454.45

Transfers to Office Account \$ 0.00

Total Monetary \$ 2,454.45

(8) Other Distributions

\$ 0.00

(9) TOTAL Monetary Contributions To Date

\$ 11,951.00

(10) TOTAL Monetary Expenditures To Date

\$ 4,487.74

(11) Certification

It is a first degree misdemeanor for any person to falsify a public record (ss. 839.13, F.S.)

I certify that I have examined this report and it is true, correct, and complete:

(Type name)

☐ Individual (only for IE or electioneering comm.) ☐ Treasurer ☐ Deputy Treasurer

X

Signature

(Type name)

☐ Candidate ☐ Chairperson (only for PC and PTY)

X

Signature

CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name Olga A. Cariato (2) I.D. Number 591
 7/1/2023 9/30/2023
 (3) Cover Period ____ / ____ / ____ through ____ / ____ / ____ (4) Page 1 of 1

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type Occupation	(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
8/12/2023 / /	3 SISTERS SPEAK EASY, 226 Broadway Kissimmee, FL 34741	B owner	IK	trolly	Add	\$100.00
1						
/ /						
/ /						
/ /						
/ /						
/ /						
/ /						
/ /						

CAMPAIGN TREASURER'S REPORT – ITEMIZED EXPENDITURES

(1) Name Olga A. Cariato

(2) I.D. Number 591

7/1/2023 through 9/30/2023

(3) Cover Period / / through / /

(4) Page 1 of 1

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Purpose (add office sought if contribution to a candidate)	(9) Expenditure Type	(10) Amendment	(11) Amount
9/13/2023 / /	Forty, Jose 608 W VINE ST KISSIMMEE, FL 34741	campaign marketing material	MO	Add	\$864.00
1					
8/21/2023 / /	Forty, Jose 608 W VINE ST KISSIMMEE, FL 34741	art work and drifit shirt	MO	Add	\$946.00
2					
9/8/2023 / /	PUERTO RICO, GALA CIVIC CENTER KISSIMMEE, FL 34741	gala for parade	MO	Add	\$100.00
3					
9/8/2023 / /	PUERTO RICO, PARADE CIVIC CENTER KISSIMMEE, FL 34741	parade entry fee	MO	Add	\$50.00
4					
9/29/2023 / /	ALIANZA CENTER INC, 932 E Osceola Pkwy Kissimmee,, FL 34744	gala entry networking	MO	Add	\$360.50
5					
9/8/2023 / /	BUILD A HEAD, SUPPORT AT BUILD A HEAD ONLINE KISSIMMEE, FL 34741	marketing	MO	Add	\$133.95
6					
/ /					
/ /					

CAMPAIGN TREASURER'S REPORT SUMMARY

(1) Olga A. Cariño

Name

(2) 307 E. Monument Avenue, Apt. A

Address (number and street)

Kissimmee, FL 34741

City, State, Zip Code

☐ Check here if address has changed

OFFICE USE ONLY
ONLINE SUBMISSION
[1302888]

Submitted on:

1/10/2024 23:54:59 (eastern)

(3) ID Number: 591

(4) Check appropriate box(es):

☒ Candidate Office Sought: Kissimmee City Commission Seat 5

☐ Political Committee (PC)

☐ Electioneering Communications Org. (ECO)

☐ Party Executive Committee (PTY)

☐ Independent Expenditure (IE) (also covers an individual making electioneering communications)

☐ Check here if PC or ECO has disbanded

☐ Check here if PTY has disbanded

☐ Check here if no other IE or EC reports will be filed

(5) Report Identifiers

Cover Period: From 10 / 1 / 2023 To 12 / 31 / 2023 Report Type: Q4

☒ Original

☐ Amendment

☐ Special Election Report

(6) Contributions This Report

Cash & Checks \$, 2 , 230 . 00

Loans \$, 10 , 000 . 00

Total Monetary \$, 12 , 230 . 00

In-Kind \$, , 987 . 00

(7) Expenditures This Report

Monetary Expenditures \$, 3 , 028 . 15

Transfers to Office Account \$, , 0 . 00

Total Monetary \$, 3 , 028 . 15

(8) Other Distributions

\$, , 0 . 00

(9) TOTAL Monetary Contributions To Date

\$, 24 , 181 . 00

(10) TOTAL Monetary Expenditures To Date

\$, 7 , 515 . 89

(11) Certification

It is a first degree misdemeanor for any person to falsify a public record (ss. 839.13, F.S.)

I certify that I have examined this report and it is true, correct, and complete:

(Type name)

☐ Individual (only for IE or electioneering comm.) ☐ Treasurer ☐ Deputy Treasurer

X

Signature

(Type name)

☐ Candidate ☐ Chairperson (only for PC and PTY)

X

Signature

CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name Olga A. Cariato (2) I.D. Number 591

(3) Cover Period 10/1/2023 through 12/31/2023 (4) Page 1 of 2

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type Occupation	(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
10/14/2023 f f	Dare to be Sexy, 2049 Shannon Lakes Kissimmee, FL 34743	B business owner	CH			\$200.00
1						
10/14/2023 f f	Ortiz, Felix B 2049 Shannon Lakes Bly Kissimmee, FL 34743	I business owner	CH			\$1,000.00
2						
10/14/2023 f f	Lazy H Ranch , Abigail 2120 Macy Island Rd Kissimmee, FL 34744	B business owner	CH			\$250.00
3						
10/14/2023 f f	Lechonera El Jibarito, 1985 S John Young PKWY Kissimmee, FL 34741	B business owner	CH			\$100.00
4						
10/2/2023 f f	Bruce Wilson Photography Inc, 100 N Steward Ave Kissimmee, FL 34741	B business owner	CH			\$100.00
5						
10/17/2023 f f	MITLESHWARIE MOTI, 614 Parakeet Ct Kissimmee, FL 34759	I	CH			\$100.00
6						
11/24/2023 f f	213 Johnson AVE INC, 213 JOHNSON AVE Brooklyn , NY 11206	B business owner	CH			\$200.00
7						
10/13/2023 f f	Choate, Wade A 1510 Royal St #65 Kissimmee , FL 34744	I	CH			\$100.00
8						

CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name Olga A. Cariato (2) I.D. Number 591

10/1/2023 12/31/2023

(3) Cover Period 10/1/2023 through 12/31/2023 (4) Page 2 of 2

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type Occupation	(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
12/28/2023 f f	Carino, Olga A 307 E Monument Ave APT A Kissimmee, FL 34741	S mht	LO			\$10,000.00
9						
12/28/2023 f f	Mejias, Elsa Calle Tabonuco Pajardo, PR 00738	I retired	CA			\$50.00
10						
12/28/2023 f f	Rodriguez, Jose Calle Tabonuco Pajardo, PR 00738	I retired	CA			\$50.00
11						
10/14/2023 f f	Beyley, Rafael 1091 Huron Cir Kissimmee, FL 34746	I retired	CA			\$50.00
12						
10/14/2023 f f	Carinos coffee shop lcc, 214 Broadway Kissimmee, FL 34741	B business owner	IK	kickoff stage & entertaine nt		\$987.00
13						
10/14/2023 f f	Palika, Joseph 978 Park Terrace Cir Kissimmee, FL 34746	I retired	CH			\$10.00
14						
10/14/2023 f f	Eglee Santiago, Carilyn 11461 S OST Suite #5 Orlando, FL 32837	I entrepeneu r	CH			\$20.00
15						
f f						

CAMPAIGN TREASURER'S REPORT – ITEMIZED EXPENDITURES

(1) Name Olga A. Cariño (2) I.D. Number 591
 10/1/2023 through 12/31/2023
 (3) Cover Period / / through / / (4) Page 1 of 1

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Purpose (add office sought if contribution to a candidate)	(9) Expenditure Type	(10) Amendment	(11) Amount
11/21/2023 / /	Forty Martinez LLC, 608 W Vine St Kissimmee, FL 34741	marketing	MO		\$259.99
1					
11/3/2023 / /	Contreras Rincon, Desiree 608 W Vine St Po Box #11 Kissimmee, FL 34741	decoration kickoff	MO		\$40.00
2					
12/15/2023 / /	Vergara, Emilio 11121 Essex Ridge Orlando, FL 32837	marketing	MO		\$200.00
3					
11/3/2023 / /	Vergara, Emilio 11141 Essex Ridge Ct Orlando, FL 32837	marketing	MO		\$265.99
4					
10/20/2023 / /	Jose Forty LLC, 608 W Vine St Kissimmee, FL 34741	marketing	MO		\$2,154.88
5					
10/26/2023 / /	Bank Of America, 1703 W Vine St Kissimmee, FL 34741	check order	MO		\$30.32
6					
12/4/2023 / /	2023 Kissimmee FE, PEACHTREE COR PEACHTREE COR, FL 00000	marketing	MO		\$75.00
7					
10/18/2023 / /	Raise The Money, PO box 26466 Little Rock, AR 72221	transfer transaction fee	MO		\$1.97
8					

CAMPAIGN TREASURER'S REPORT SUMMARY

(1) Olga A. Cariato

Name

(2) 307 E. Monument Avenue, Apt. A

Address (number and street)

Kissimmee, FL 34741

City, State, Zip Code

☐ Check here if address has changed

OFFICE USE ONLY
ONLINE SUBMISSION
[1306556]

Submitted on:

4/10/2024 21:55:51 (eastern)

(3) ID Number: 591

(4) Check appropriate box(es):

☒ Candidate Office Sought: Kissimmee City Commission Seat 5

☐ Political Committee (PC)

☐ Electioneering Communications Org. (ECO)

☐ Party Executive Committee (PTY)

☐ Independent Expenditure (IE) (also covers an individual making electioneering communications)

☐ Check here if PC or ECO has disbanded

☐ Check here if PTY has disbanded

☐ Check here if no other IE or EC reports will be filed

(5) Report Identifiers

Cover Period: From 1 / 1 / 2024 To 3 / 31 / 2024 Report Type: Q1

☒ Original

☐ Amendment

☐ Special Election Report

(6) Contributions This Report

Cash & Checks \$, 1 , 500 . 00

Loans \$, 10 , 000 . 00

Total Monetary \$, 11 , 500 . 00

In-Kind \$, , 65 . 00

(7) Expenditures This Report

Monetary Expenditures \$, 7 , 436 . 55

Transfers to Office Account \$, , 0 . 00

Total Monetary \$, 7 , 436 . 55

(8) Other Distributions

\$, , 0 . 00

(9) TOTAL Monetary Contributions To Date

\$, 35 , 681 . 00

(10) TOTAL Monetary Expenditures To Date

\$, 14 , 952 . 44

(11) Certification

It is a first degree misdemeanor for any person to falsify a public record (ss. 839.13, F.S.)

I certify that I have examined this report and it is true, correct, and complete:

(Type name)

☐ Individual (only for IE or electioneering comm.) ☐ Treasurer ☐ Deputy Treasurer

X

Signature

(Type name)

☐ Candidate ☐ Chairperson (only for PC and PTY)

X

Signature

CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name Olga A. Cariato (2) I.D. Number 591

1/1/2024 3/31/2024

(3) Cover Period 1/1/2024 through 3/31/2024 (4) Page 1 of 2

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type Occupation	(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
3/30/2024 f f	Perez, Annalay 1729 Big Oak Lake Kissimmee, FL 34746	I health care, fnp.	CA			\$50.00
1						
3/30/2024 f f	Vazquez, Domingo 1729 Big Oak Lake Kissimmee, FL 34746	I business owner	CA			\$50.00
2						
3/30/2024 f f	Perez Lopez, Barbara 1729 Big Oak Lake Kissimmee, FL 34746	I retire.	CA			\$50.00
3						
3/30/2024 f f	Perez, Alejandro 1729 Big Oak Lake Kissimmee, FL 34746	I retire	CA			\$50.00
4						
3/30/2024 f f	Vazquez, Mateo 1729 Big Oak Lake Kissimmee, FL 34746	I student	CA			\$50.00
5						
3/30/2024 f f	Vazquez, Emanuel 1729 Big Oak Lake Kissimmee, FL 34746	I student	CA			\$50.00
6						
3/30/2024 f f	Barreto, Jose 307 E Monument Apt A Kissimmee, FL 3741	I business owner	CA			\$50.00
7						
1/10/2024 f f	Carino, Olga A 307 EM monument Ave Kissimmee, FL 34741	S business owner	LO			\$10,000.00
8						

CAMPAIGN TREASURER'S REPORT – ITEMIZED CONTRIBUTIONS

(1) Name Olga A. Cariato (2) I.D. Number 591

1/1/2024 through 3/31/2024

(3) Cover Period 1/1/2024 through 3/31/2024 (4) Page 2 of 2

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type Occupation	(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
(6) Sequence Number						
1/10/2024 f f	Barreto, Brittney 705 Catherine St Kissimmee, FL 34741	I student	MO			\$100.00
9						
2/26/2024 f f	OMNIONE MEDIA, 1647 East Vine St Suite 205 Kissimmee, FL 34744	B marketing business.	RE			\$1,050.00
10						
2/28/2024 f f	Carinos Cafe , 214 Broadway Kissimmee, FL 34741	B	IK	give out chocolate.		965.00
11						
f f						
f f						
f f						
f f						
f f						
f f						
f f						

CAMPAIGN TREASURER'S REPORT – ITEMIZED EXPENDITURES

(1) Name Olga A. Cariño

(2) I.D. Number 591

(3) Cover Period 1/1/2024 through 3/31/2024

(4) Page 1 of 3

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Purpose (add office sought if contribution to a candidate)	(9) Expenditure Type	(10) Amendment	(11) Amount
2/1/2024 / /	Catala, Israel 111 W Monument Ave 401-16 Kissimmee, fl 34741	professional pictures	MO		\$100.00
1					
2/29/2024 / /	KYB, 1400 W Oak St Kissimmee, FL 34741	donation to non-profit (baseball little lege)	MO		\$400.00
2					
2/6/2024 / /	Forty, Jose 608 W Vine St Kissimmee, FL 34741	campaign marketing	MO		\$400.00
3					
2/5/2024 / /	Vergara, Emilio 11141 Essex Ridge Ct Orlando, FL 32837	campaign marketing	MO		\$200.00
4					
2/14/2024 / /	Omnione Media, 1647 East Vine St Suite 205 Kissimmee, fl 34744	campaign marketing	MO		\$500.00
5					
2/22/2024 / /	Omnione Media, 1647 East Vine St Suite 205 Kissimmee, fl 34744	campaign marketing	MO		\$1,050.00
6					
2/22/2024 / /	Vergara, Emilio 11141 Essex Ridge Ct Orlando, FL 32837	campaign marketing	MO		\$1,250.00
7					
2/26/2024 / /	KYB, 1400 W Oak St Kissimmee, FL 34741	carinos campaign vendor marketing	MO		\$35.00
8					

CAMPAIGN TREASURER'S REPORT – ITEMIZED EXPENDITURES

(1) Name Olga A. Cariño (2) I.D. Number 591
 1/1/2024 3/31/2024
 (3) Cover Period 1/1/2024 through 3/31/2024 (4) Page 2 of 3

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Purpose (add office sought if contribution to a candidate)	(9) Expenditure Type	(10) Amendment	(11) Amount
2/26/2024 / /	Omnione Media, 1647 East Vine St Suite 205 Kissimmee, FL 34744	campaign marketing	MO		\$569.63
9					
1/4/2024 / /	Vergara, Emilio 11141 Essex Ridge Ct Orlando, FL 32837	campaign marketing	MO		\$200.00
10					
1/25/2024 / /	Samuel , Libre Vision , 7751 Kingspointe Pkwy Ste STE 128 Orlando, FL 32819	video, photos, interview marketing campaign.	MO		\$430.00
11					
3/21/2024 / /	GOTPRINT, 7651 N San Fernando Rd Burbank, CA 91505	campaign marketing	MO		\$545.29
12					
3/14/2024 / /	Wilson, Bruce 100 N Stuart Ave Kissimmee, FL 34741	professional pictures	MO		\$240.56
13					
3/13/2024 / /	Wilson, Bruce 100 N Stuart Ave Kissimmee, FL 34741	professional pictures	MO		\$331.07
14					
3/5/2024 / /	Forty, Jose 608 W Vine St Kissimmee, FL 34741	campaign marketing	MO		\$395.00
15					
2/28/2024 / /	Osceola County History, 4155 W Vine St Kissimmee, FL 3741	dine with the depart	MO		\$250.00
16					

CAMPAIGN TREASURER'S REPORT – ITEMIZED EXPENDITURES

(1) Name Olga A. Cariño

(2) I.D. Number 591

(3) Cover Period 1/1/2024 through 3/31/2024

(4) Page 3 of 3

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Purpose (add office sought if contribution to a candidate)	(9) Expenditure Type	(10) Amendment	(11) Amount
2/23/2024 / /	Osceola Council Aging, 700 Generation Point Kissimmee, FL 34744	havana gala	MO		\$300.00
17					
2/23/2024 / /	Osceola Council Aging, 700 Generation Point Kissimmee, FL 34744	dine with the depart.	MO		\$250.00
18					
/ /					
/ /					
/ /					
/ /					
/ /					
/ /					
/ /					

CAMPAIGN TREASURER'S REPORT SUMMARY

(1) Olga A. Cariño

Name

(2) 307 E. Monument Avenue, Apt. A

Address (number and street)

Kissimmee, FL 34741

City, State, Zip Code

☐ Check here if address has changed

OFFICE USE ONLY
ONLINE SUBMISSION
[1309739]

Submitted on:

6/10/2024 22:04:51 (eastern)

(3) ID Number: 591

(4) Check appropriate box(es):

☒ Candidate Office Sought: Kissimmee City Commission Seat 5

☐ Political Committee (PC)

☐ Electioneering Communications Org. (ECO)

☐ Party Executive Committee (PTY)

☐ Independent Expenditure (IE) (also covers an individual making electioneering communications)

☐ Check here if PC or ECO has disbanded

☐ Check here if PTY has disbanded

☐ Check here if no other IE or EC reports will be filed

(5) Report Identifiers

Cover Period: From 4 / 1 / 2024 To 5 / 31 / 2024 Report Type: Q2

☒ Original

☐ Amendment

☐ Special Election Report

(6) Contributions This Report

Cash & Checks \$, 1 , 692 . 76

Loans \$, 10 , 000 . 00

Total Monetary \$, 11 , 692 . 76

In-Kind \$, , 0 . 00

(7) Expenditures This Report

Monetary Expenditures \$, 2 , 603 . 06

Transfers to Office Account \$, , 0 . 00

Total Monetary \$, 2 , 603 . 06

(8) Other Distributions

\$, , 0 . 00

(9) TOTAL Monetary Contributions To Date

\$, 46 , 323 . 76

(10) TOTAL Monetary Expenditures To Date

\$, 16 , 505 . 50

(11) Certification

It is a first degree misdemeanor for any person to falsify a public record (ss. 839.13, F.S.)

I certify that I have examined this report and it is true, correct, and complete:

(Type name)

☐ Individual (only for IE or electioneering comm.) ☐ Treasurer ☐ Deputy Treasurer

X

Signature

(Type name)

☐ Candidate ☐ Chairperson (only for PC and PTY)

X

Signature

CAMPAIGN TREASURER'S REPORT - ITEMIZED CONTRIBUTIONS

(1) Name Olga A. Carifato (2) I.D. Number 591
 4/1/2024 through 5/31/2024
 (3) Cover Period 4/1/2024 through 5/31/2024 (4) Page 1 of 1

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Contributor Type Occupation	(9) Contribution Type	(10) In-kind Description	(11) Amendment	(12) Amount
4/5/2024 / /	Carino, Olga 307 E Monument Ave Apt A Kissimmee, FL 34741	S buss owner	LO			\$10,000.00
1						
4/5/2024 / /	Barreto, Brittney 307 E Monument Ave Apt A Kissimmee, FL 34741	I student	MO			\$100.00
2						
5/10/2024 / /	Colon, Diego 54 Doerum Apt #137 Brooklyn, NY 11206	I writer	CH			\$150.00
3						
4/24/2024 / /	Garcia, Nina 2820 Chestilly Ave Kissimmee, FL 34741	I retired	CH			\$942.75
4						
4/12/2024 / /	Homs, Fernando 4601 Neptune Rd Kissimmee, FL 34769	I business owner	CH			\$500.00
5						
/ /						
/ /						
/ /						
/ /						
/ /						

CAMPAIGN TREASURER'S REPORT - ITEMIZED EXPENDITURES

(1) Name Olga A. Cariño

(2) I.D. Number 591

(3) Cover Period 4/1/2024 through 5/31/2024

(4) Page 1 of 1

(5) Date	(7) Full Name (Last, Suffix, First, Middle) Street Address & City, State, Zip Code	(8) Purpose (add office sought if contribution to a candidate)	(9) Expenditure Type	(10) Amendment	(11) Amount
5/8/2024 / /	Wix.com, 500 Terry A. Francois BLVD 6th Floor San Francisco, CA 94158	campaign web-hosting	MO		\$432.00
1					
5/13/2024 / /	Signs on the cheap, 11525A Stone hollow Dr Austing , TX 78758	campaign signs	MO		\$532.75
2					
5/13/2024 / /	Vergara , Emilio 11141 ESSTX Ridge Ct Orlando, FL 32837	campaign videos, marketing and page	MO		\$965.00
3					
5/16/2024 / /	Forty, Jose 608 W Vine St Kissimmee, FL 34741	campaign banners	MO		\$400.00
4					
5/17/2024 / /	SM Group United, Eliza 1112 Redwing Ct Kissimmee, FL 34759	dinner with your candidates	MO		\$53.25
5					
5/29/2024 / /	Forty QR-Code- Generator, Jose 608 W Vine St Kissimmee, FL 34741	campaign qr-code generator	MO		\$119.88
6					
5/16/2024 / /	Forty, Jose 608 W Vine St Kissimmee, FL 34741	camping marketing banner art	MO		\$42.91
7					
4/24/2024 / /	Raise the money, PO Box 26466 Little Rock, AR 72221	transfer transaction fee.	MO		\$57.24
8					

Olga Barreto aka Olga Carino accompanied Olga Gonzalez to the Faith-Based Community Initiative in Washington DC (Week of April 22-26, 2024)



Olga Gonzalez

Olga Barreto
aka
Olga Carino



Cariño Arline Olga
May 4, 2023 · 🌐
Awesome work 🙌 and legacy, thank you Mayor Olga Gonzalez and your beautiful staff ❤️

Church and Community Assistance Program, INC - CCAP · Follow
May 4, 2023 · 🌐

We are happy to have offered a variety of services such as HMIS, Food Stamp, Medicaid, Free Tablets, Washer & Dryer Machine, Hai... See more



👍❤️🌐 3

2 shares









Posts About Videos Photos More ▾



Olga Gonzalez · Follow

May 9, 2023 · 🌐

How exciting my God sister and brother, saw the umbrellas, on my Facebook page, drove 3 1/2 hours, to see them. That is so exciting, just as they did, others will want to come and see also, a little piece of PR, here in the City of Kissimmee. Something we had on our workshop agenda to do since 2020, and thanks to Olga Cariño our vision came to par. Thank You Father, for You are the one that gives the visions.



👁️ 17

1 comment



Cariño Olga For Kissimmee Mayor
Feb 26 · 🌐



Exhibit "E"

Item 3.A. Acceptance or Denial of Qualified Electors for Seat #1, Seat #3, and Seat #5
Exemption Cancellation Form



KATRINA S. SCARBOROUGH, CFA, CCF, MCF
OSCEOLA COUNTY PROPERTY APPRAISER

EXEMPTION CANCELLATION FORM

Tax roll year to be cancelled 2024

Date 11-7-23

Phone Number: 407 922-9241

E-Mail Address: OlgaCarino@gmail.com

Parcel ID#

Property Address 1091 Hidden Harbor Ln Kissimmee FL 34746

Please change the mailing address for the above described property.

New Mailing Address

City/State

Zip

EXEMPTIONS TO BE CANCELLED

☒ Homestead Exemption

Is property rented? _____ If yes, date became rental

When did you move from property? Feb 2023

☐ Widow/Widower Exemption If remarried, provide date of marriage _____

☐ Disability Exemption

☐ Veteran's Disability

☐ Total & Permanent Disability

☐ Senior Exemption

☐ Granny Flat

☐ Portability

I/We Olga Carino and _____ am/are the owner(s) of the above described property and request the Property Appraiser's Office to cancel the following exemption(s) stated above. I/We understand that the removal of the exemption(s) will result in a change/increase in the property taxes.

Olga A Carino

Print Name

Print Name

[Signature]

Signature

Signature

For Office Use Only

☐ The owners listed above have submitted an application for exemption(s) in your county and have notified us to cancel their exemption(s) in Osceola County. The request has been granted and will not be reflected in the tax roll.

Representative Signature

2505 E IRLO BRONSON MEMORIAL HWY

KISSIMMEE, FL 34744

(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG