

**MINUTES OF MEETING
WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Waypointe Community Development District held a Special Meeting on December 10, 2024 at 1:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114.

Present were:

Bill Fife
Timothy Smith
Haley Kiernan

Chair
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Andrew Kantarzhi
Chris Conti
Jere Earlywine (via telephone)
Jared Stubbs (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 1:00 p.m. Supervisors Fife, Smith and Kiernan were present. Supervisors Frye and Morrisette were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of District Management
Transition Items**

Mr. Torres presented the following:

A. Acceptance of Vesta District Services Notice of Termination

<p>On MOTION by Mr. Smith and seconded Mr. Fife, with all in favor, the Vesta District Services Notice of Termination of District Management Services, was accepted.</p>

B. Resolution 2025-01, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services**

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, Resolution 2025-01, Appointing Wrathell, Hunt and Associates, LLC and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

C. Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Fife nominated the following:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer
Andrew Kantarzhi	Assistant Secretary

The following shall be removed as Officers effective December 10, 2024:

David McInnes	Secretary
Jacquelyn Leger	Assistant Secretary
Johanna Lee	Treasurer
Bridgett Alexander	Assistant Treasurer
Scott Smith Assistant	Treasurer

The following prior appointments by the Board remain unchanged by this Resolution:

William "Bill" Fife	Chair
Timothy Smith	Vice Chair
Justin Frye	Assistant Secretary
Eric Morrisette	Assistant Secretary
Haley Kiernan	Assistant Secretary

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

- D. Resolution 2025-03, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, Resolution 2025-03, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

- E. Resolution 2025-04, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date**

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, Resolution 2025-04, Designating Craig Wrathell as Registered Agent and Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431 as Registered Office of the District and Providing for an Effective Date, was adopted.

- F. Resolution 2025-05, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, Resolution 2025-05, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431 as the Primary Administrative Office and a venue located within Volusia County, Florida as the Principal Headquarters of the District and Providing an Effective Date, was adopted.

- G. Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

- H. Strange Zone, Inc. Quotation #M24-1043 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, Strange Zone, Inc. Quotation #M24-1043 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

I. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-07. The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATES: January 14, 2025; February 11, 2025; March 11, 2025; April 8, 2025; May 13, 2025; June 10, 2025; July 8, 2025; August 12, 2025 and September 9, 2025

TIME: 1:00 PM

LOCATION: Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2024

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of October 31, 2024, were accepted.

SIXTH ORDER OF BUSINESS

Approval of August 9, 2024 Regular Meeting and Budget Public Hearing Minutes

On MOTION by Mr. Smith and seconded Mr. Fife, with all in favor, the August 9, 2024 Regular Meeting and Budget Public Hearing Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Kimley-Horn

There were no District Counsel or District Manager.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

Ms. Cerbone stated that the next meeting will be held on January 10, 2025.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the meeting adjourned at 1:12 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair