

**MINUTES OF MEETING  
WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Waypointe Community Development District held a Regular Meeting on January 14, 2025 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  
Eric Morrisette

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Andrew Kantarzhi  
Jere Earlywine (via telephone)  
Jared Stubbs (via telephone)

District Manager  
District Counsel  
District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 1:01 p.m.

Supervisors Fife, Smith, Kiernan and Morrisette were present. Supervisor Frye was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Presentation of Engineer's Report**

Mr. Earlywine recalled that the CDD went through the assessment process a while ago which put the assessment lien in place for the entire project. Since then, the CDD has started the process of amending the boundaries of the CDD so it is necessary to put in place a lien that only encompasses the lands that will be subject to the new boundaries of the CDD. He noted the following:

➤ The new Capital Improvement Plan (CIP) anticipates 610 homes and 250 townhomes, for a total of 860 units.

Mr. Earlywine discussed the cost estimates in the Report and stated that the Report contains all the necessary conclusions and findings, including that the CIP is feasible to construct, and that the project will benefit the assessed lands within the boundaries of the CDD. It also notes that the project will also benefit the commercial and multi-family.

Mr. Stubbs stated that he and Mr. Earlywine will coordinate to provide an updated Engineer's Report. He noted that the main difference is the removal of the multi-family and the commercial and the addition of the new townhome area at the northeastern corner of the project.

**On MOTION by Mr. Smith and seconded by Mr. Fife, with all in favor, the Engineer's Report, in substantial form, was approved.**

#### **FOURTH ORDER OF BUSINESS**

#### **Presentation of Amended and Restated Master Special Assessment Methodology Report**

Mr. Kantarzhi presented the Amended and Restated Master Special Assessment Methodology Report dated January 14, 2025. He noted the following:

- This Methodology Report takes into account the Boundary Amendment that will remove property from the CDD boundaries.
- The land within the District currently consists of approximately 426.701 +/-acres. The District is currently undertaking a process to remove 159.15 +/-acres from within the boundaries of the District resulting in a total acreage of 267.545 +/-acres.
- The Project envisions 610 homes and 250 townhomes, for a total of 860 units.
- The Project will consist of public earthwork and stormwater system, roadways, water, sewer reclaim utilities and lift station, hardscape, landscape, irrigation, amenities, conservation/ mitigation, and off-site improvements, the costs of which, along with contingencies and professional fees, were estimated by the District Engineer at \$82,130,400, however, once the Contraction Parcel is removed, the total then is estimated at \$58,234,347.

➤ The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$79,990,000 to finance approximately \$58,234,347 in Project costs.

Mr. Earlywine stated that this Methodology Report contains all the findings such that the assessments are supported by sufficient benefit, based on the Engineer's Report and that the assessments are fairly and reasonably allocated.

**On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Amended and Restated Master Special Assessment Methodology Report, in substantial form, was approved.**

#### **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-08, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date [Restated Declaring Resolution]**

Mr. Kantarzhi presented Resolution 2025-08 and read the title.

**On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, Resolution 2025-08, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings on February 19, 2025 at 12:30 p.m., at the Storch Law Firm, 420 S. Nova Road,**

Daytona Beach, Florida 32114; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date [Restated Declaring Resolution], was adopted.

**SIXTH ORDER OF BUSINESS**

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

This item was deferred.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2024**

**On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of November 30, 2024, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of December 10, 2024 Special Meeting Minutes**

The following change was made:

Line 19: Insert “(via telephone)” after “Stubbs”

**On MOTION by Mr. Smith and seconded Mr. Fife, with all in favor, the December 10, 2024 Special Meeting Minutes, as amended, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Earlywine anticipates bond issuance in March 2025.

**B. District Engineer: Kimley-Horn**

There was no report.

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

- **NEXT MEETING DATE: February 11, 2025 at 1:00 PM**
  - **QUORUM CHECK**

Mr. Kantarzhi stated that the February 11, 2025 meeting will likely be cancelled. A meeting will be held on February 19, 2025.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TWELFTH ORDER OF BUSINESS**



**Adjournment**

<p><b>On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the meeting adjourned at 1:17 p.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

WAYPOINTE CDD

January 14, 2025

  
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Secretary/Assistant Secretary  


  
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Chair/Vice Chair