

**MINUTES OF MEETING
WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Waypointe Community Development District held a Public Hearing and Regular Meeting on February 19, 2025 at 12:30 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114.

Present:

Bill Fife
Timothy Smith
Haley Kiernan

Chair
Vice Chair
Assistant Secretary

Also present:

Andrew Kantarzhi
Ashley Ligas (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 12:38 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

**Acceptance of Resignation of Justin Frye
[Seat 2]**

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the resignation of Justin Frye from Seat 2, was accepted.

FOURTH ORDER OF BUSINESS

**Consider Appointment of Joseph Posey to
Fill Unexpired Term of Seat 2; Term Expires
November 2028**

Mr. Fife nominated Mr. Joseph Posey to fill Seat 2. No other nominations were made.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the appointment of Mr. Joseph Posey to Seat 2, was approved.

As Mr. Posey was not present, the Oath of Office will be administered at another time.

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided in a separate package)**
 - A. **Required Ethics Training and Disclosure Filing**
 - B. **Sample Form 1 2023/Instructions**
 - C. **Membership, Obligations and Responsibilities**
 - D. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - E. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-09. Mr. Fife nominated the following slate:

| | |
|-----------------|---------------------|
| Bill Fife | Chair |
| Timothy Smith | Vice Chair |
| Haley Kiernan | Assistant Secretary |
| Eric Morrisette | Assistant Secretary |
| Joseph Posey | Assistant Secretary |

This Resolution removes the following from the Board:

| | |
|-------------|---------------------|
| Justin Frye | Assistant Secretary |
|-------------|---------------------|

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

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

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, Resolution 2025-09, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

- A. Affidavit/Proof of Publication**
- B. Mailed Notice to Property Owner(s)**
- C. Engineer's Report (for informational purposes)**
- D. Amended and Restated Master Special Assessment Methodology Report (for informational purposes)**

Mr. Kantarzhi stated the Engineer's Report and Amended and Restated Master Special Assessment Methodology Report were both presented and approved at a previous meeting.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as an equalizing Board, made no changes to the assessments.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Public Hearing was closed.

- E. Consideration of Resolution 2025-10, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing**

Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

Mr. Kantarzhi presented Resolution 2025-10 and read the title.

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, Resolution 2025-10, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of Supplemental Reports

A. First Supplemental Engineer's Report with Area One Legal

Mr. Kantarzhi noted that the version in the printed agenda book is an old version. The report was updated and the newest version was distributed to the distribution list and an updated agenda package was emailed to the distribution list this morning.

Mr. Stubbs stated upon his review of the Supplemental Engineer's Report, he partnered with the team to understand the revised assessment area for assessment area one (AA#1) and the allocated respective costs anticipated for this year. Additionally, he ensured that the map and legal description are consistent and accurate.

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, the First Supplemental Engineer's Report with Area One Legal, in substantial form, was approved.

B. First Supplemental Special Assessment Methodology Report

Mr. Kantarzhi stated the First Supplemental Special Assessment Methodology Report dated February 19, 2025 is referred to as the 2025 Project. He noted the following:

- AA#1 is anticipated to account for 269 residential units.
- The approximate costs that will be financed via the Series 2025 bonds is \$23,405,272.

➤ The District intends to issue special assessment bond for AA#1 in the principal amount of \$11,345,000 to fund an estimated \$9,583,373.10 in Capital Improvement Plan (CIP) costs.

Mr. Kantarzhi reviewed the Appendix Tables, detailing the Development Plan, CIP, Preliminary Sources and Uses of Funds, Benefit Allocation, Cost Allocation of CIP, Minimum Required Contribution Calculations and the Bond Assessment Apportionment.

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, the First Supplemental Special Assessment Methodology Report, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, Amending and Restating Resolution 2024-08 and Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2025; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date [AMENDED & RESTATED SUPPLEMENTAL ASSESSMENT RESOLUTION WITH DELEGATION OF AUTHORITY - BONDS]

Mr. Kantarzhi presented Resolution 2025-11 and read the title.

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, Resolution 2025-11, Amending and Restating Resolution 2024-08 and Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2025; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing

True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date [AMENDED & RESTATED SUPPLEMENTAL ASSESSMENT RESOLUTION WITH DELEGATION OF AUTHORITY - BONDS], was adopted.

NINTH ORDER OF BUSINESS

Consideration of Authorization for Updated Interlocal Agreement for Operation and Maintenance, Drainage Easement Agreement, Cost Share Agreement and Assignment of Developer Rights and Obligations under Pond Maintenance Agreement

- A. Interlocal Agreement for Operation and Maintenance
- B. Drainage Easement Agreement
- C. Cost Share Agreement

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, the Interlocal Agreement for Operation and Maintenance, the Drainage Easement Agreement and the Cost Share Agreement, all in substantial form, were approved.

D. Form Pond Maintenance Agreement

Ms. Ligas asked for a separate motion for the Pond Maintenance Agreement, to accept assignment of the Agreement for the Developer's rights and obligations.

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, acceptance of Assignment of the Pond Maintenance Agreement for the Developer's Rights and Obligations, was approved.

TENTH ORDER OF BUSINESS

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

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2024

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

TWELFTH ORDER OF BUSINESS

Approval of January 14, 2025 Regular Meeting Minutes

On MOTION by Mr. Smith and seconded Mr. Fife, with all in favor, the January 14, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Ms. Ligas stated the City is reviewing the Boundary Amendment Petition and Interlocal Agreement.

B. District Engineer: Kimley-Horn

There was no report.

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

Mr. Kantarzhi stated he will coordinate with the Chair to make sure any vertical assets, such as fences, gates, pumps, lift stations, etc. that need to be insured are added to the policy.

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

The March 11, 2025 meeting will be canceled.

FOURTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

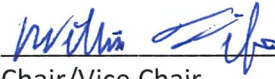
On MOTION by Ms. Kiernan and seconded by Mr. Smith, with all in favor, the meeting adjourned at 12:52 p.m.

WAYPOINTE CDD



Secretary/Assistant Secretary

February 19, 2025



Chair/Vice Chair