

**MINUTES OF MEETING
WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Waypointe Community Development District held a Regular Meeting on May 13, 2025 at 1:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114.

Present:

Bill Fife
Timothy Smith
Joseph Posey
Haley Kiernan

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 1:07 p.m. The Oath of Office was administered to Supervisor-appointee Joseph Posey prior to the meeting.

Supervisors Fife, Smith and Posey were present. Supervisor Kiernan was not present at roll call. Supervisor Morrisette was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Administration of Oath of Office to
Appointed Supervisor [Joseph Posey – Seat
2] (the following will be provided in a
separate package)**

This item was addressed during the First Order of Business.

Supervisor Kiernan arrived at the meeting at 1:08 p.m.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS**Ratification of Resolution 2025-09, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-09. The slate of offices was as follows:

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
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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 ratified.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-12, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public**

**Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

Mr. Kantarzhi presented Resolution 2025-12 and the proposed Fiscal Year 2026 budget. Research is underway as to why the prior Management company assigned \$10,127 to the "Assessment levy: off-roll" budget line item; it might be a Landowner contribution.

A Board Member pointed out the "Pump maintenance" and Irrigation supply-wells" budget line items are reclaimed water.

Discussion ensued regarding the ability to establish a quorum for the August meeting or scheduling a Special Meeting in July.

On MOTION by Mr. Fife and seconded by Mr. Posey, with all in favor, Resolution 2025-12, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 12, 2025 at 1:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-13,
Designating Dates, Times and Location for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2025/2026 and Providing for an Effective
Date**

The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete November meeting

On MOTION by Mr. Posey and seconded by Mr. Kiernan, with all in favor, Resolution 2025-13, Designating Dates, Times and Location for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-14, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-14, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

EIGHTH 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.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2025

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of February 19, 2025 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, the February 19, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine asked for the status of the project permits and the outdated utility easements, as they are the last two items needed to issue bonds. Mr. Smith stated they are okay with the permits but the utility easement issue is not yet resolved.

- **Update: Boundary Amendment**

Mr. Earlywine stated that the Boundary Amendment was refiled with the court with updated exhibits.

B. District Engineer: Kimley-Horn

Mr. Stubbs stated that he worked with the surveyors on a few sketch descriptions for the Boundary Amendment.

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

- **2 Registered Voters in District as or April 15, 2025**

Mr. Kantarzhi stated the Supervisors of Elections office will be contacted, as there should be no registered voters residing in the District.

- **Property Insurance on Vertical Assets**

Discussion ensued regarding vertical assets like the Amenity, the monuments and way finding signs that are expected to come online in late Fiscal Year 2026 or early Fiscal Year 2027.

It was noted the wet ponds are expected to be conveyed to the District by the end of 2025.

- **NEXT MEETING DATE: June 10, 2025 at 1:00 PM**
 - **QUORUM CHECK**

The June 10, 2025 meeting will be cancelled. Mr. Kantarzhi stated that the next meeting will be August 12, 2025.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

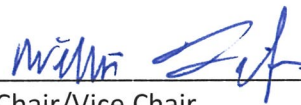
FOURTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the meeting adjourned at 1:19 p.m.</p>
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Secretary/Assistant Secretary



Chair/Vice Chair