

**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 August 12, 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  
Eric Morrisette

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Andrew Kantarzhi  
Cindy Cerbone  
Chris Conti  
Ashley Ligas (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 1:03 p.m.  
All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public were present.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2025/2026 Budget**

**A. Affidavit of Publication**

This item was included for informational purposes.

**B. Consideration of Resolution 2025-15, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Kantarzhi distributed a revised proposed Fiscal Year 2026 budget. He highlighted changes to categories in the Field Operations portion of the proposed Fiscal Year 2026 budget, which reduces Total Expenditures from \$433,499 to \$397,499.

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

No affected property owners or members of the public spoke.

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

Mr. Kantarzhi presented Resolution 2025-15.

**On MOTION by Mr. Smith and seconded by Mr. Posey, with all in favor, Resolution 2025-15, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2026 Budget Funding Agreement**

Mr. Kantarzhi presented the Fiscal Year 2026 Budget Funding Agreement. “BF-KL Waypointe, LLC” as owner and developer, will be inserted into the Funding Agreement.

**On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Fiscal Year 2026 Budget Funding Agreement, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Kantarzhi presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

**On MOTION by Mr. Morrisette and seconded by Mr. Fife, with all in favor, the Goals and Objectives Reporting for Fiscal Year 2026 Performance Measures and Standards, was approved.**

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Kantarzhi noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

**On MOTION by Mr. Morrisette and seconded by Mr. Smith, with all in favor, authorizing the Chair to approve and sign off on the findings related to the 2025 Goals and Objectives Reporting, was approved.**

**SIXTH 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.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of June 30, 2025**

**On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of May 13, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Smith and seconded Mr. Posey, with all in favor, the May 13, 2025 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

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

There were no District Counsel of District Engineer reports.

Mr. Kantarzhi stated he will speak with Mr. Stubbs about preparing the District Engineer’s Annual Inspection of CDD Assets Report, which is a requirement of the 2025 Goals and Objective Reporting.

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

- **Property Insurance on Vertical Assets**

This is a reminder to secure property insurance once the CDD has vertical assets.

- **Form 1 Submission and Ethics Training**

Mr. Kantarzhi reminded the Board Members that the deadline to file Form 1 was July 1, 2025. He will resend the link to complete the required four hours of ethics training by the December 31, 2025 deadline.

- **NEXT MEETING DATE: September 9, 2025 at 1:00 PM**

- **QUORUM CHECK**

The next meeting will be on September 9, 2025, unless cancelled.

**TENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

Discussion ensued regarding scheduling meetings as needed, based on the Fiscal Year 2026 Meeting Schedule and the ability to schedule a Special Meeting, if needed.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair