

**MINUTES OF MEETING
WAYPOINTE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Waypointe Community Development District held a Regular Meeting on May 12, 2026 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

Chair
Vice Chair
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 1:00 p.m.

Supervisors Fife, Smith and Posey were present. Supervisors Kiernan and Morrisette were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-01, Approving a Proposed Budget for Fiscal Year 2026/2027 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 2026-01. He reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes.

On MOTION by Mr. Fife and seconded by Mr. Posey, with all in favor, Resolution 2026-01, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 11, 2026 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.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Providing for Severability and an Effective Date [November 3, 2026 - Seats 3, 4 & 5]

Mr. Kantarzhi presented Resolution 2026-02. Seats 3, 4 and 5, held by Mr. Fife, Mr. Morrisette and Ms. Kiernan, respectively, will be up for election at the Landowners' Election.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2026-02, Designating a November 3, 2026 at 10:00 a.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174 as the Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2026-03. The Landowners' Meeting location and time will be inserted into the Fiscal Year 2027 Meeting Schedule.

On MOTION by Mr. Fife and seconded by Mr. Posey, with all in favor, Resolution 2026-03, Designating Dates, Times and Locations for Regular

Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027, as amended, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

A. Rules of Procedure

Mr. Kantarzhi presented Resolution 2026-04.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2026-04, to Designate August 11, 2026 at 1:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114 as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

A. October 1, 2024 - September 30, 2025 [Posted]

Mr. Kantarzhi noted that the 2025 Goals and Objectives Reporting was completed.

B. October 1, 2025 - September 30, 2026

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

On MOTION by Mr. Fife and seconded by Mr. Posey, with all in favor, the 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

NINTH ORDER OF BUSINESS**Ratification Items**

- A. Notice of Boundary Amendment
- B. TLC Land Consulting, LLC Agreement for Consultant Services – CDD Projects & Bonds

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Notice of Boundary Amendment and the TLC Land Consulting, LLC Agreement for Consultant Services – CDD Projects & Bonds, were ratified.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of March 31, 2026**

On MOTION by Mr. Fife and seconded by Mr. Posey, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of August 12, 2025 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Fife and seconded Mr. Smith, with all in favor, the August 12, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated the CDD is close to receiving the final permits necessary for the bond issuance.

Discussion ensued regarding the status of the permit, comments from the City, and obtaining an easement.

- B. District Engineer: Kimley-Horn

There was no report.

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

- **NEXT MEETING DATE: June 9, 2026 at 1:00 PM**
 - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

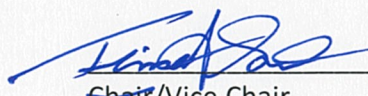
Adjournment

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the meeting adjourned at 1:11 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair