

**MINUTES OF MEETING
DAYTONA WEST COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Daytona West Community Development District held Public Hearings and a Regular Meeting on August 29, 2023 at 11:00 a.m., at the office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720.

Present at the meeting were:

Marybel Defillo	Vice Chair
Eric Wills	Assistant Secretary
Stephanie Lerret	Assistant Secretary
Augustine "Trey" Fragala, III	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Mark Watts	District Counsel
Chris Warshaw	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:00 a.m. Supervisors Defillo, Wills, Lerret and Fragala were present. Supervisor Halle was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's

Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

On MOTION by Ms. Defillo and seconded by Ms. Lerret, with all in favor, the Public Hearing was opened.

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2023-28, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Daytona West Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

No members of the public spoke.

On MOTION by Ms. Defillo and seconded by Mr. Wills, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2023-28.

On MOTION by Ms. Lerret and seconded by Mr. Fragala, with all in favor, Resolution 2023-28, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Daytona West Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

On MOTION by Ms. Lerret and seconded by Ms. Defillo, with all in favor, the Public Hearing was opened.

A. Affidavits of Publication

The affidavits of publication were included for informational purposes.

B. Consideration of Resolution 2023-29, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2023-29 and the Exhibit.

No members of the public spoke.

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

On MOTION by Mr. Wills and seconded by Ms. Defillo, with all in favor, Resolution 2023-29, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2022/2023 Budget

On MOTION by Ms. Lerret and seconded by Ms. Defillo, with all in favor, the Public Hearing was opened.

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2023-30, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone presented Resolution 2023-30. She reviewed the proposed Fiscal Year 2023 budget, which is a partial-year, Landowner-funded budget with expenses funded as they are incurred. The Management Fee is \$750 per month while the CDD is in dormant status.

No members of the public spoke.

On MOTION by Ms. Lerret and seconded by Ms. Defillo, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Defillo and seconded by Ms. Lerret, with all in favor, Resolution 2023-30, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

On MOTION by Ms. Lerret and seconded by Ms. Defillo, with all in favor, the Public Hearing was opened.

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2023-31, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone presented Resolution 2023-31. She reviewed the proposed Fiscal Year 2024 budget, which is Landowner-funded, with expenses being funded as they are incurred. The Management Fee is \$750 per month while the CDD is in dormant status.

No members of the public spoke.

On MOTION by Ms. Defillo and seconded by Mr. Fragala, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Defillo and seconded by Ms. Lerret, with all in favor, Resolution 2023-31, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-32, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

The consensus was that Ms. Cerbone will contact the Board and Staff to schedule meetings, as necessary; the next meeting might be in April 2024 to discuss the proposed budget.

This item was deferred.

Ms. Cerbone discussed the bank account and stated the account will be opened within the next two weeks.

EIGHTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Items:

- A. Engagement of Bond Financing Professionals**
 - I. Underwriter/ Investment Banker: _____**
 - II. Bond Counsel: _____**
 - III. Trustee, Paying Agent and Registrar: _____**
- B. Presentation of Master Engineer’s Report**
- C. Presentation of Master Special Assessment Methodology Report**
- D. Resolution 2023-25, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner**

in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

- E. Resolution 2023-26, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Daytona West Community Development District in Accordance with Chapter 170, 190, and 197, Florida Statutes**
- F. Resolution 2023-27, Authorizing the Issuance of Not Exceeding Not Exceeding \$[_____] Principal Amount of Daytona West Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating To the Foregoing Bonds; Authorizing and Approving Other Matter Relating to the Foregoing Bonds; and Providing an Effective Date**

These items were deferred.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2023

Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2023.

On MOTION by Ms. Defillo and seconded by Ms. Lerret, with all in favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.

TENTH ORDER OF BUSINESS

Approval of Minutes

- A. March 17, 2023 Landowners’ Meeting**
- B. May 22, 2023 Organizational Meeting**

It was noted during the Twelfth Order of Business that Mr. Wills' first name was misspelled in a few locations in the May 22, 2023 meeting minutes.

The following change was made in the May 22, 2024 minutes:

Lines 65 and 83: Change "Erick" to "Eric"

On MOTION by Ms. Defillo and seconded by Mr. Fragala, with all in favor, the March 17, 2023 Landowners' Meeting and the May 22, 2023 Organizational Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Cobb Cole**
- B. District Engineer (Interim): England-Thims & Miller, Inc.**
- C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no staff reports.

- **NEXT MEETING DATE: TBD**

Ms. Cerbone stated she will contact the Board and Staff in March regarding the next meeting.

- **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

A Board Member's comment regarding a change to the May 22, 2023 minutes is reflected under Item 10B.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Defillo and seconded by Ms. Lerret, with all in favor, the meeting adjourned at 11:21 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair

Asst. Secretary