

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

The Board of Supervisors of the Daytona West Community Development District held a Special Meeting on April 8, 2025 at 10:30 a.m., at the office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720.

Present:

Marybel Defillo (via telephone)
Eric Wills
Stephanie Lerret

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti
Mark Watts
Chris Warshaw (via telephone)
John "J.J." R. Sofarelli, Jr.

District Manager
Wrathell, Hunt and Associates, LLC (WHA)
District Counsel
Interim District Engineer
Avalon Park Group

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:34 a.m.

Supervisors Wills, Lerret, and Defillo were present. Supervisors Fragala and Halle were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Resignation of Augustine "Trey" Fragala, III
[Seat 5]**

On MOTION by Ms. Defillo and seconded by Ms. Lerret, with all in favor, the resignation of Augustine "Trey" Fragala, III from Seat 5, was accepted.

FOURTH ORDER OF BUSINESS**Consideration of Consider Appointment to Fill Unexpired Term of Seat 5; Term Expires November 2026**

Ms. Defillo nominated John "J.J." R. Sofarelli, Jr. to fill Seat 5.

No other nominations were made.

On MOTION by Ms. Lerret and seconded by Mr. Wills, with all in favor, the appointment of John "J.J." R. Sofarelli, Jr. to fill Seat 5, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)**

Mr. Conti, a Notary of the State of Florida and duly authorized, administered the Oath of Office to John "J.J." R. Sofarelli, Jr. Ms. Cerbone stated that she previously explained the following to Mr. Sofarelli:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-11.

Mr. Dunn nominated the following slate:

Ross Preston Halle	Chair
Marybel Defillo	Vice Chair
Eric Wills	Assistant Secretary
Stephanie Lerret	Assistant Secretary
John "J.J." R. Sofarelli, Jr.	Assistant Secretary

Chris Conti

Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Augustine "Trey" Fragala, III

Assistant Secretary

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

Craig Wrathell

Secretary

Cindy Cerbone

Assistant Secretary

Andrew Kantarzi

Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Ms. Lerret and seconded by Ms. Defillo, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, 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 for an Effective Date

Ms. Cerbone presented Resolution 2025-02.

Ms. Cerbone reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is a Landowner-contribution budget with expenses funded as they are incurred. It was noted that the CDD is expected to remain in dormant status for Fiscal Year 2026 but, if activity increases, the Management fee will be adjusted accordingly but not necessarily to the maximum amount.

On MOTION by Ms. Lerret and seconded by Ms. Defillo, with all in favor, Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 25, 2025 at 10:30 a.m., at the Office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720, 2025; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Fiscal Year 2025/2026
Budget Funding Agreement**

Ms. Cerbone presented the Fiscal Year 2025/2026 Budget Funding Agreement.

On MOTION by Ms. Defillo and seconded by Ms. Lerret, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2025-03,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2025/2026 and Providing for an Effective
Date**

This item was deferred.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of February 28, 2025**

On MOTION by Ms. Defillo and seconded by Ms. Lerret, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of May 14, 2024 Public Hearing,
Regular Meeting and Audit Committee
Meeting Minutes**

On MOTION by Ms. Defillo and seconded by Ms. Lerret, with all in favor, the May 14, 2024 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Cobb Cole**
- B. District Engineer: England-Thims & Miller, Inc.**
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC**
 - **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting will be held on August 25, 2025 at 10:30 a.m.

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

On MOTION by Ms. Lerret and seconded by Mr. Sofarelli, with all in favor, the meeting adjourned at 10:54 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Cindy Carbone

Secretary/Assistant Secretary

Maybel Deyza

Chair/Vice Chair