

**MINUTES OF MEETING
VARREA SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Varrea South Community Development District held a Regular Meeting on June 13, 2025 at 10:00 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619.

Present:

Ryan Zook	Chair
Ethen Broadwater	Assistant Secretary
Michelle Guerrier	Assistant Secretary
Kyle Keenan	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Ryan Dugan	District Counsel
Shelby Anderson	D.R. Horton

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:17 a.m. Supervisors Zook, Guerrier, Broadwater and Keenan were present. Supervisor Mize was absent.

Mr. Broadwater left the meeting immediately following roll call.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisor, Anne Mize [Seat 2] (the following to be provided under separate cover)

This item was deferred.

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 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Discussion/Consideration: Suspension of Amenity Facility Access

An incident of disruptive behavior at the Amenity Center was discussed. A letter was sent notifying the resident(s) that their amenity privileges were being temporarily suspended. Additional information was received and a letter was sent revoking the suspension. A reminder email or newsletter to residents about the amenity rules, etc., was suggested.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing The Series 2025 Bonds; Levying and Allocating Assessments Securing the Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement To The Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date

Mr. Kantarzhi presented Resolution 2025-06 and read the title. Mr. Dugan stated that this is related to recently issued bonds. The bonds will close soon. This Resolution contains the final pricing and term related to the sale of the bonds.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, Resolution 2025-06, Making Certain Findings; Approving the Engineer's Report
--

and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing The Series 2025 Bonds; Levying and Allocating Assessments Securing the Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement To The Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, 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 2025-07. He 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.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 27, 2025 at 11:30 a.m., at D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, 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

Mr. Kantarzhi presented Resolution 2025-08. The listed dates, times and locations will all be changed to the following:

LOCATION: D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Suite 100, Tampa, Florida 33619

TIME: 11:30 AM

DATES: October 22, 2025; November 26, 2025; December 24, 2025; January 28, 2026; February 25, 2026; March 25, 2026; April 22, 2026; May 27, 2026; June 24, 2026; July 22, 2026; August 26, 2026 and September 23, 2026

On MOTION by Mr. Zook and seconded by Mr. Keenan, with all in favor, Resolution 2025-08, 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, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Resetting the Public Hearing on the District's Adoption of Rules Relating to Parking on District Property; Amending Resolution 2025-03 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-10.

On MOTION by Mr. Zook and seconded by Mr. Keenan, with all in favor, Resolution 2025-10, Resetting the Public Hearing on the District's Adoption of Rules Relating to Parking on District Property; Amending Resolution 2025-03 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of April 11, 2025 Regular Minutes

The following change was made:

Line 325: Change “Torres” to “Kantarzhi”

On MOTION by Ms. Guerrier and seconded by Mr. Zook, with all in favor, the April 11, 2025 Regular Minutes, as amended, were approved.

THIRTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Stantec Consulting Services, Inc.**
- C. Field Operations Manager: Access Management**

There were no District Counsel, District Engineer or Field Operations Manager reports.

- D. District Manager: Wrathell, Hunt and Associates, LLC**

- **537 Registered Voters in District as of April 15, 2025**
- **UPCOMING MEETINGS**
 - **July 11, 2025 at 10:00 AM**
 - **August 8, 2025 at 10:00 AM**
 - **September 12, 2025 at 10:00 AM [Adoption of FY2026 Budget]**
 - **QUORUM CHECK**

The July 11, 2025 and August 8, 2025 meetings will likely be canceled.

The next meeting will most likely be held on August 27, 2025 at 11:30 a.m.

FOURTEENTH ORDER OF BUSINESS**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

FIFTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Zook and seconded by Mr. Keenan, with all in favor, the meeting adjourned at 10:27 a.m.

VARREA SOUTH CDD

June 13, 2025



Secretary/Assistant Secretary



Chair/Vice Chair