

**Varrea South Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**  
<https://varreasouthcdd.net/>

March 18, 2026

**ATTENDEES:**  
**Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.**

Board of Supervisors  
Varrea South Community Development District

Dear Board Members:

The Board of Supervisors of the Varrea South Community Development District will hold a Regular Meeting on March 25, 2026 at 11:30 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisor Anne Mize [Seat 2] (*the following to be provided under separate cover*)
  - 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
4. Ratification of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date
5. 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
6. Consideration of Resolution 2026-02, 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

7. Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seat 4]
8. Consideration of Resolution 2026-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hillsborough County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date [Seats 3 and 5]
9. Discussion: Parking and Towing Policy
  - A. Consideration of Resolution 2026-05, to Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking on District Property; and Providing an Effective Date
10. Discussion: Swim Lessons
11. Discussion/Consideration of Damaged Gutter Repairs at 3531 Crooked River Drive
12. Discussion: Notice of Revocation of Suspension of Amenity Facility Access [3518 Wild Bramble Ct]
13. Consideration of Resolution 2026-06, Designating the Location of the Local District Records Office and Providing an Effective Date
14. Consideration of Interlocal Agreement Regarding Shared Operation and Maintenance Services and Reciprocal Usage Matters with Varrea North CDD
15. Authorization of Request for Proposals (RFP) for Annual Audit Services
16. Authorization of Request for Qualifications (RFQ) for District Engineering Services
17. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
    - Consideration of Public Facilities Report
    - Consideration of Annual Report of the Consulting Engineer – District Infrastructure
  - B. October 1, 2025 - September 30, 2026

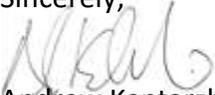
- 18. Ratification of Blue Water Aquatics, Inc. Second Amendment to Agreement for Pond Maintenance Services
- 19. Acceptance of Unaudited Financial Statements as of February 28, 2026
- 20. Approval of August 27, 2025 Public Hearings and Regular Meeting Minutes
- 21. Staff Reports
  - A. District Counsel: *Kutak Rock, LLP*
  - B. District Engineer: *Stantec Consulting Services, Inc.*
  - C. Field Operations: Access Management
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: April 22, 2026 at 11:30 AM

○ QUORUM CHECK

SEAT 1	RYAN ZOOK	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	ANNE MIZE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	ETHEN BROADWATER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	MICHELLE GUERRIER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	KYLE KEENAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 22. Board Members' Comments/Requests
- 23. Public Comments
- 24. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,  
  
 Andrew Kantarzhi  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 867 327 4756**