

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

The Board of Supervisors of the Varrea South Community Development District held a Regular Meeting on April 22, 2026 at 11:30 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619.

Present:

Ryan Zook	Chair
Michelle Guerrier	Assistant Secretary
Kyle Keenan	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Ryan Dugan	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 12:06 p.m. Supervisors Zook, Guerrier and Keenan were present. Supervisors Mize and Broadwater were absent.

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**

**VARREA SOUTH CDD
FOURTH ORDER OF BUSINESS**

April 22, 2026

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

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. Zook and seconded by Ms. Guerrier, 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 July 29, 2026 at 11:30 a.m., at the 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.

SIXTH ORDER OF BUSINESS

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

Mr. Kantarzhi presented Resolution 2026-02. The following change will be made:
TIME, November 3, 2026, Landowners' Meeting: Insert "1:00 PM"

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, 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, was adopted.

**VARREA SOUTH CDD
SEVENTH ORDER OF BUSINESS**

April 22, 2026

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]

Mr. Kantarzhi presented Resolution 2026-03. Seat 4, currently held by Ms. Guerrier, will be up for election at the Landowners' Election.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, Resolution 2026-03, Designating November 3, 2026 at 1:00 p.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619, as the 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, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hillsborough County Supervisor of Elections Begin Conducting 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]

Mr. Kantarzhi presented Resolution 2026-04. Seats 3 and 5, currently held by Mr. Broadwater and Mr. Keenan respectively, will be up for election in the November 2026 General Election.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, Resolution 2026-04, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Hillsborough County Supervisor of Elections Begin Conducting 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, was adopted.

NINTH ORDER OF BUSINESS

Discussion: Parking and Towing Policy

This item was deferred.

**VARREA SOUTH CDD
TENTH ORDER OF BUSINESS**

April 22, 2026

Consideration of Resolution 2026-06, 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

Mr. Kantarzhi presented Resolution 2026-06 and the Rules of Procedure.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, Resolution 2026-06, to Designate July 29, 2026 at 11:30 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619, 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.

ELEVENTH ORDER OF BUSINESS

Discussion: Swim Lessons

This item was deferred.

TWELFTH ORDER OF BUSINESS

Discussion/Consideration of Damaged Gutter Repairs at 3531 Crooked River Drive

Mr. Dugan stated Staff received an email from a homeowner about a gutter that was damaged by a tree branch from a tree on CDD property. The tree branch was leaning on the house. As a courtesy to the resident, the branch was trimmed and, while trimming the branch, it was discovered that the branch took root and grew into the home. The homeowner is requesting compensation from the CDD or the HOA. Staff invited the homeowner to the meeting, but they are not present today. He asked if the Board wishes to take any action in this matter. The consensus was that the CDD will not take any action.

Mr. Dugan will notify the homeowner that the Board will not take any action.

THIRTEENTH ORDER OF BUSINESS

Discussion: Notice of Revocation of Suspension of Amenity Facility Access [3518 Wild Bramble Ct]

Mr. Kantarzhi stated this was originally to be addressed at the January meeting but, as the January meeting was cancelled, a letter was sent to the resident notifying them that their amenity facility access privileges were reinstated.

This item will be removed from future agendas.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-07, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

FIFTEENTH ORDER OF BUSINESS

Consideration of Letter Regarding Disclosure of Potential for Conflict of Interest Relative to the Representation of Varrea North CDD and Varrea South CDD Regarding Implementation of Interlocal Agreement

Mr. Dugan stated his firm represents both CDDs and, with the concept of having an Interlocal Agreement for the shared use of facilities in the budgets, there is a potential conflict of interest in him representing both CDDs. He asked for approval of the letter from his firm requesting the Board’s consent to him continuing to represent both CDDs and to waive the conflict of interest, and the Draft Interlocal Agreement Regarding Shared Operation and Maintenance Services and Reciprocal Usage Matters with Varrea South CDD.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the Letter Regarding Disclosure of Potential for Conflict of Interest Relative to the Representation of Varrea North CDD and Varrea South CDD Regarding Implementation of Interlocal Agreement, in substantial form, was approved.

A. Consideration of Draft Interlocal Agreement Regarding Shared Operation and Maintenance Services and Reciprocal Usage Matters with Varrea South CDD

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the Draft Interlocal Agreement Regarding Shared Operation and Maintenance Services and Reciprocal Usage Matters with Varrea South CDD, in substantial form, was approved.

SIXTEENTH ORDER OF BUSINESS

Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Kantarzhi presented the RFP for Annual Audit Services.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the RFP for Annual Audit Services, including authorizing Staff to advertise, was approved.

SEVENTEENTH ORDER OF BUSINESS

Authorization of Request for Qualifications (RFQ) for District Engineering Services

Mr. Kantarzhi presented the RFQ for District Engineering Services.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the RFQ for District Engineering Services, and authorizing Staff to advertise, was approved.

EIGHTEENTH ORDER OF BUSINESS

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

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the 2025 Goals and Objectives Reporting, including the Public Facilities Report and Annual Report of the Consulting Engineer – District Infrastructure, were ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

NINETEENTH ORDER OF BUSINESS

Ratification of Blue Water Aquatics, Inc. Second Amendment to Agreement for Pond Maintenance Services

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the Blue Water Aquatics, Inc. Second Amendment to Agreement for Pond Maintenance Services, was ratified.

TWENTIETH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2026

Mr. Zook's asked about the Janitor line item at 889%. Mr. Kantarzhi will check with accounting and email Mr. Zook his findings.

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

TWENTY-FIRST ORDER OF BUSINESS

Approval of August 27, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the August 27, 2025 Public Hearings and Regular Meeting Minutes, as amended, were approved.

TWENTY-SECOND 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 reports.

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

- **NEXT MEETING DATE: May 27, 2026 at 11:30 AM**
 - **QUORUM CHECK**

TWENTY-THIRD ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWENTY-FOURTH ORDER OF BUSINESS

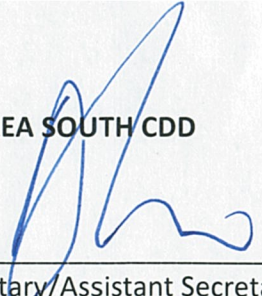
Public Comments

No members of the public spoke.

TWENTY-FIFTH ORDER OF BUSINESS

Adjournment

On MOTION by Zook and seconded by Mr. Guerrier, with all in favor, the meeting adjourned at 12:20 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair