

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/>

July 22, 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 Public Hearings, a Regular Meeting and an Audit Committee Meeting on 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. 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 2025/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. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date

6. Consideration of Resolution 2026-10, Providing for Funding for the FY 2027 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of Interlocal Agreement Between Varrea South CDD and Varrea North CDD Regarding Shares Operation and Maintenance Services and Reciprocal Usage Matters
8. Public Hearing to Hear Public Comments and Objections to the Adoption of the Revised Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2026-11, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
9. Public Hearings on Amended Joint Rules, Policies, and Fees Regarding Amenity Facilities
 - A. Proofs/Affidavits of Publication
 - B. Consideration of Resolution 2026-12, Adopting Amended Joint Amenities Rules and Policies, Amenity Rates; Providing a Severability Clause; and Providing an Effective Date
10. Continued Discussion: Swim Lessons
11. Consideration of Resolution 2026-13, Authorizing District Staff to Confirm the Satisfaction of the Release Conditions of the Capital Improvement Revenue Bonds, Series 2023 (2023 Assessment Area), and, Upon Satisfaction, Authorizing the Release of the Debt Service Reserve Funds into the Series 2023 Acquisition and Construction Account; Authorizing a Requisition for Payment of the Balance of the 2023 Acquisition and Construction Account; Providing Additional Authorization; and Providing for Severability, Conflicts, and an Effective Date
12. Consideration of Resolution 2026-14, Authorizing District Staff to Confirm the Satisfaction of the Release Conditions of the Capital Improvement Revenue Bonds, Series 2025 (2025 Assessment Area), and, Upon Satisfaction, Authorizing the Release of the Debt Service Reserve Funds into the Series 2025 Acquisition and Construction Account; Authorizing a Requisition for Payment of the Balance of the 2023 Acquisition and Construction Account; Providing Additional Authorization; and Providing for Severability, Conflicts, and an Effective Date
13. Recess Regular Meeting/Commencement of Audit Selection Committee Meeting

14. Review of Responses to Request for Proposals (RFP) for Annual Audit Services
 - A. Affidavit of Publication
 - B. RFP Package
 - C. Respondent(s)
 - I. Berger, Toombs, Elam, Gaines & Frank
 - II. Grau & Associates
 - III. McIntoch CPA
 - IV. Richie Tandoc, CPA
 - D. Auditor Evaluation Matrix/Ranking
15. Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting
16. Consider Recommendation of Audit Selection Committee
 - Award of Contract
17. Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services
 - A. Affidavit of Publication
 - B. RFQ Package
 - C. Respondent: *Tampa Civil Design*
 - D. Competitive Selection Criteria/Ranking
 - E. Award of Contract
18. Consideration of Resolution 2026-07, Designating the Location of the Local District Records Office and Providing an Effective Date
19. Acceptance of Unaudited Financial Statements as of June 30, 2026
20. Approval of Minutes
 - A. May 27, 2026 Regular Meeting
 - B. June 24, 2026 Special Meeting
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: August 26, 2026 at 11:30 AM

- QUORUM CHECK

SEAT 1	RYAN ZOOK	☐	IN PERSON	☐	PHONE	☐	No
SEAT 2	ANNE MIZE	☐	IN PERSON	☐	PHONE	☐	No
SEAT 3	ETHEN BROADWATER	☐	IN PERSON	☐	PHONE	☐	No
SEAT 4	MICHELLE GUERRIER	☐	IN PERSON	☐	PHONE	☐	No
SEAT 5	KYLE KEENAN	☐	IN PERSON	☐	PHONE	☐	No

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

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