MINUTES OF MEETING
WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Waterside Community Development District held a Regular Meeting on May 20, 2025 at 2:30 p.m., at the Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida 34997.

Present:

Timothy Smith	Vice Chair
William Fife	Assistant Secretary
Josh Long	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti (via telephone)	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Todd Mosley	Atmos Living Management Group
United Land Representative	
Member of the Public	

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 2:32 p.m. The Oath of Office was administered to Jon Seifel and William Fife before the meeting.

Supervisors Fife, Smith and Long were present. Supervisors Seifel and Caputo were not present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Elected Supervisors [Josh Long - Seat 3, Jon Seifel - Seat 4] (the following to be provided under separate cover)**

This item was addressed during the First Order of Business. Both are familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Board Membership, Obligations and Responsibilities

C. Guide to the 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 Office

FOURTH ORDER OF BUSINESS **Acceptance of Resignation of Michael Caputo [Seat 5]**

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the resignation of Michael Caputo from Seat 5, was accepted.

FIFTH ORDER OF BUSINESS **Consider Appointment of Luis Carcamo to Fill Unexpired Term of Seat 5; Term Expires November 2028**

Mr. Fife nominated Luis Carcamo to fill Seat 5. No other nominations were made.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the appointment of Luis Carcamo to fill Seat 5, was approved.

- **Administration of Oath of Office to Luis Carcamo**

The Oath of Office will be administered at or before the next meeting.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-01. The results of the Landowners' Election were as follows:

Seat 3	Josh Long	100 votes	4-Year Term

Seat 4	Jon Seifel	50 votes	2-Year Term
Seat 5	Michael Caputo	100 votes	4-Year Term

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-02. Mr. Fife nominated the following slate:

William Fife	Chair
Josh Long	Vice Chair
Timothy Smith	Assistant Secretary
Cindy Cerbone	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Michael Caputo	Assistant Secretary

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

Craig Wrathell	Secretary
Andrew Kantarzhi	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, 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

Ms. Cerbone presented Resolution 2025-03. She 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.

Discussion ensued regarding the Landowner entities and possibly needing to update a chart and/or a funding agreement.

On MOTION by Mr. Fife and seconded by Mr. Long, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 19, 2025 at 2:30 p.m., at the Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida 34997; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, 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**

Ms. Cerbone presented Resolution 2025-04.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-04, 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.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-05. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Presentation of Audited Financial Statements for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**

Ms. Cerbone presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-06, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024, was adopted.

TWELFTH ORDER OF BUSINESS **Ratification Items**

A. Easement Agreement [Dev & HOA to CDD]

B. First Amendment to Restated CDD Development Agreement

C. South Florida Gateway Industrial, LLC Boundary Amendment Funding Agreement

D. Superior Waterway Services, Inc. Amendment to Agreement for Aquatic Management Services

E. United Land Services, LLC First Amendment to Landscape & Irrigation Services Agreement

On MOTION by Mr. Fife and seconded by Mr. Long, with all in favor, the Easement Agreement [Dev & HOA to CDD]; First Amendment to Restated CDD Development Agreement; South Florida Gateway Industrial, LLC Boundary Amendment Funding Agreement; Superior Waterway Services, Inc. Amendment to Agreement for Aquatic Management Services; United Land Services, LLC First Amendment to Landscape & Irrigation Services Agreement, were ratified.

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2025**

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

FOURTEENTH ORDER OF BUSINESS **Approval of Minutes**

A. August 20, 2024 Public Hearing and Regular Meeting

B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Smith and seconded by Mr. Long, with all in favor, the August 20, 2024 Public Hearing and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that the Boundary Amendment hearing is scheduled in June.

B. District Engineer: The Osborn Engineering Company

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: June 17, 2025 at 11:00 AM**
  - **QUORUM CHECK**

The June 17, 2025 meeting will be canceled. The next meeting will likely be held on August 19, 2025.

▪ **Field Operations: Atmos Living Management Group**

This item was an addition to the agenda.

Mr. Mosley reported the following:

➢ Ponds: Additional littorals will be planted in one pond; a quote will be provided.

➢ Coordination with the County regarding the roadway on the west boundary is underway; some work has been done but a lot is still underway.

➢ The last section of one of the roadways was cleaned up and it is now part of the maintenance and landscape.

Discussion ensued regarding whether the County should take over maintenance now that the road is done.

- Pond issues from the County inspection are being addressed.
- The washout issue at the front pond during heavy rains is being addressed in coordination with the District Engineer; a proposal will be obtained.

Ms. Cerbone reviewed the remaining budget available for stormwater management expenses. If the expenses are less than the remaining budget then work can commence; if it will be over then it might be necessary to have the Chair sign off. Mr. Earlywine stated if there is a proposal, he can prepare an agreement for the work.

- Signs are being cleaned.
- Due to the heat, there is dead vegetation, including eight or nine dead palm trees, 20 red maple trees are leafless and might be dead, and grass is browning and dying. Some grass is getting high and mowing might be behind schedule.

Discussion ensued regarding landscaping, trees, landscape maintenance, pumps, irrigation, other dead trees, upcoming hurricane season and other field operations matters.

SIXTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Fife and seconded by Mr. Seifel, with all in favor, the meeting adjourned at 3:08 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

WATERSIDE CDD **May 20, 2025**

Secretary/Assistant Secretary

Chair/Vice Chair