

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

August 19, 2025

BOARD OF SUPERVISORS PUBLIC HEARING AND REGULAR MEETING AGENDA

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Waterside 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

August 12, 2025

Board of Supervisors
Waterside Community Development District

Dear Board Members:

The Board of Supervisors of the Waterside Community Development District will hold a Public Hearing and Regular Meeting on August 19, 2025 at 2:30 p.m., at the Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida 34997. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisor, Jon Seifel - Seat 4 and Appointed Supervisor Luis Carcamo - Seat 5 (*the following to be provided under separate cover*)
 - A. Required Ethics Training and Disclosure Filling
 - 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. Acceptance of Resignation of Timothy Smith [Seat 1]
5. Consideration of Appointment of Richard Bruce to Fill Unexpired Term of Seat 1; *Term Expires November 2026*
 - Administration of Oath of Office to Richard Bruce
6. Consideration of Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date
7. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

ATTENDEES:

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

8. Consideration of Corrected First Amendment to Restated CDD Development Agreement
9. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
10. Acceptance of Unaudited Financial Statements as of June 30, 2025
11. Approval of May 20, 2025 Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *The Osborn Engineering Company*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 16, 2025 at 2:30 PM

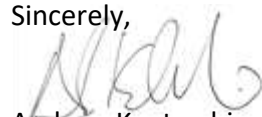
○ QUORUM CHECK

SEAT 1	RICHARD BRUCE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	WILLIAM FIFE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JOSH LONG	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JON SEIFEL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	LUIS CARCAMO	☐ IN PERSON	☐ PHONE	☐ NO

13. Board Members' Comments/Requests
14. Public Comments
15. 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

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

3

**WATERSIDE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF WATERSIDE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Waterside Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

4

NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Waterside Community Development District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Timothy Smith
Printed Name

Date: 8/15/2025
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Waterside Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ personally presented at a duly noticed meeting of the Board of Supervisors, ☐ scanned and electronically transmitted to gillyardd@whhassociates.com or ☐ faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.



Tim Smith
Sr. Land Development Manager
Brookfield Kolter Land Partners
8/15/25 11:50:06 AM

Signature

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WATERSIDE COMMUNITY DEVELOPMENT DISTRICT ELECTING
AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, the Waterside Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF WATERSIDE COMMUNITY DEVELOPMENT
DISTRICT THAT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective August 19, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of August 19, 2025:

Timothy Smith Assistant Secretary

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Andrew Kantarzi is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 19th day of August, 2025.

ATTEST:

**WATERSIDE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

7A



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Waterside Cdd

2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

07/30/2025, 08/06/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/06/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$284.36

Tax Amount: \$0.00

Payment Cost: \$284.36

Order No: 11527636

Customer No: 1070591

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

WATERSIDE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Waterside Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 19, 2025

TIME: 2:30 p.m.

LOCATION: Courtyard by Marriott
Stuart
7615 SW Lost River Road
Stuart, Florida 34997

The purpose of the public hearing is to receive comments and objections on the adoption of the proposed budget(s) of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431. Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website at <https://watersidecdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Pub: July 30 & Aug. 6, 2025
TCN11527636

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

7B

RESOLUTION 2025-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Waterside Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Waterside Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST, 2025.

ATTEST:

**WATERSIDE COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Title: _____

By: _____

Its: _____

Exhibit A: Fiscal Year 2025/2026 Budget(s)

Exhibit A: Fiscal Year 2025/2026 Budget(s)

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Special Revenue Fund - Industrial	3
Definitions of Special Revenue Fund - Industrial	4
Landowner/Developer Contribution Summary	5

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Developer contribution - C1 (A Karis) Add'l land	\$ 2,870	\$ 712	\$ 1,665	\$ 2,377	\$ 2,598
Developer contribution	48,640	25,545	28,221	53,766	52,442
Total revenues	51,510	26,257	29,886	56,143	55,040
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	24,000	12,000	12,000	24,000	24,000
Legal	7,500	1,721	5,779	7,500	7,500
Engineering	5,000	3,684	1,316	5,000	5,000
Audit	5,000	-	5,000	5,000	5,500
Telephone	200	100	100	200	200
Postage	500	-	500	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	370	1,130	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,720	5,408	-	5,408	6,750
Meeting room rental	-	195	500	695	1,000
Contingencies/bank charges	500	611	750	1,361	1,500
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total expenditures	51,510	25,219	27,535	52,754	55,040
Net increase/(decrease) of fund balance	-	1,038	2,351	3,389	-
Fund balance - beginning (unaudited)	-	(3,389)	(2,351)	(3,389)	-
Fund balance - ending (projected)	\$ -	\$ (2,351)	\$ -	\$ -	\$ -

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 24,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	7,500
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,750
The District will obtain public officials and general liability insurance.	
Meeting room rental	1,000
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u><u>\$ 55,040</u></u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - INDUSTRIAL BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Developer contribution - C1 (A Karis) Add'l land	\$ 12,238	\$ 1,895	\$ 9,237	\$ 11,132	\$ 12,494
Developer contribution	207,484	75,437	156,597	232,034	252,260
Total revenues	<u>219,722</u>	<u>77,332</u>	<u>165,834</u>	<u>243,166</u>	<u>264,754</u>
EXPENDITURES					
Professional & administrative					
Field operations manager	8,000	15,167	13,000	28,167	36,000
Field operations accounting	2,000	-	2,000	2,000	2,000
Landscape inspection	18,000	-	18,000	18,000	-
Wet ponds	15,000	7,325	8,790	16,115	17,580
Dry ponds	7,074	-	3,500	3,500	7,074
Streetlighting	18,600	6,052	8,500	14,552	18,600
Landscape maintenance	112,548	62,614	73,500	136,114	145,000
Arbor care/tree trimming	5,000	-	2,500	2,500	5,000
Plant replacement	5,000	-	2,500	2,500	5,000
Irrigation water	12,000	-	6,000	6,000	12,000
Irrigation repairs	2,500	1,107	1,500	2,607	2,500
Force main repairs	2,500	-	1,500	1,500	2,500
Roadway and monument maintenance	10,000	-	5,000	5,000	10,000
Industrial electricity	1,500	386	700	1,086	1,500
Total expenditures	<u>219,722</u>	<u>92,651</u>	<u>146,990</u>	<u>239,641</u>	<u>264,754</u>
Net increase/(decrease) of fund balance	-	(15,319)	18,844	3,525	-
Fund balance - beginning (unaudited)	-	(3,525)	(18,844)	(3,525)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (18,844)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND - INDUSTRIAL EXPENDITURES**

EXPENDITURES

Field operations and maintenance

Field operations manager	\$ 36,000
Field operations accounting	2,000
Stormwater management	
Wet ponds	17,580
Dry ponds	7,074
Streetlighting	18,600
FPL Lighting Agreement	
Landscaping and irrigation maintenance	
Landscape maintenance	145,000
Arbor care/tree trimming	5,000
Plant replacement	5,000
Irrigation water	12,000
Irrigation repairs	2,500
Force main repairs	2,500
Roadway and monument maintenance	10,000
Industrial electricity	1,500
Total expenditures	<u><u>\$264,754</u></u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNER/DEVELOPER CONTRIBUTION COMPARISON
PROJECTED FISCAL YEAR 2026 LANDOWNER/DEVELOPER CONTRIBUTIONS**

Landowner/Developer Contribution					
Parcel	Developable Acres	FY 2026 GF Contribution per Acre	FY 2026 SRF-Industrial Contribution per Acre	FY 2026 Total Contribution per Acre	FY 2025 Total Contribution per Acre
A-1	1.43	\$ 325.89	\$ 1,567.61	\$ 1,893.50	\$ 1,546.81
B-1	17.29	325.89	1,567.61	1,893.50	1,546.81
B-2	15.72	325.89	1,567.61	1,893.50	1,546.81
C1 (Retail)	9.84	325.89	1,567.61	1,893.50	1,546.81
C1 (A Karis)	12.80	325.89	1,567.61	1,893.50	1,546.81
C1 (A Karis) Additional Land	7.97	325.89	1,567.61	1,893.50	1,546.81
Ind 1	38.44	325.89	1,567.61	1,893.50	1,546.81
Ind 2	39.60	325.89	1,567.61	1,893.50	1,546.81
Ind 3	25.80	325.89	1,567.61	1,893.50	1,546.81
Total	168.89				

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

8

This instrument was prepared by:

Jere Earlywine
Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301

CORRECTED FIRST AMENDMENT TO RESTATED CDD DEVELOPMENT AGREEMENT – WATERSIDE CDD¹

THIS FIRST AMENDMENT TO THE RESTATED CDD DEVELOPMENT AGREEMENT – WATERSIDE CDD (“Amendment”) amends that prior *Restated CDD Development Agreement – Waterside CDD*, recorded in the Public Records of Martin County, Florida at CFN#3030302 BK 3390 PG 2314 (**“Agreement”**). Specifically, and pursuant to Section 4.B. of the Agreement, the District is exercising its rights to unilaterally amend the Agreement, and hereby joins the Added Industrial Property, which is described in **Exhibit 1**, to the Agreement. **Exhibit A** of the Agreement is hereby amended to include **Exhibit 1** attached hereto, and **Exhibit B** of the Agreement is hereby replaced with the sample O&M budget and map shown in **Exhibit 2** attached hereto. Except as expressly set forth in this Amendment, the Agreement remains in full force and effect. The execution of this Amendment has been duly authorized by the appropriate body or official of each party; each party has complied with all of the requirements of law; and each party has full power and authority to comply with the terms and provisions of this instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

¹ This Corrected First Amendment to Restated CDD Development Agreement – Waterside CDD is being recorded to correct the acreage in Exhibit B of that certain *First Amendment to Restated CDD Development Agreement – Waterside CDD*, as recorded in Book 3459, Pages 1-9, of the Official Records of Martin County, Florida.

[SIGNATURE PAGE FOR FIRST AMENDMENT]

Executed as of the ____ day of _____, 2025.

WITNESS

WATERSIDE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: Chairperson

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, **Chairperson**, of **WATERSIDE COMMUNITY DEVELOPMENT DISTRICT**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

[SIGNATURE PAGE FOR FIRST AMENDMENT]

Executed as of the ____ day of _____, 2025.

WITNESS

SOUTH FLORIDA GATEWAY INDUSTRIAL, LLC

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ of South Florida Gateway Industrial, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

EXHIBIT A: LEGAL DESCRIPTION OF ADDED INDUSTRIAL PROPERTY
EXHIBIT B: SAMPLE O&M BUDGET AND MAP

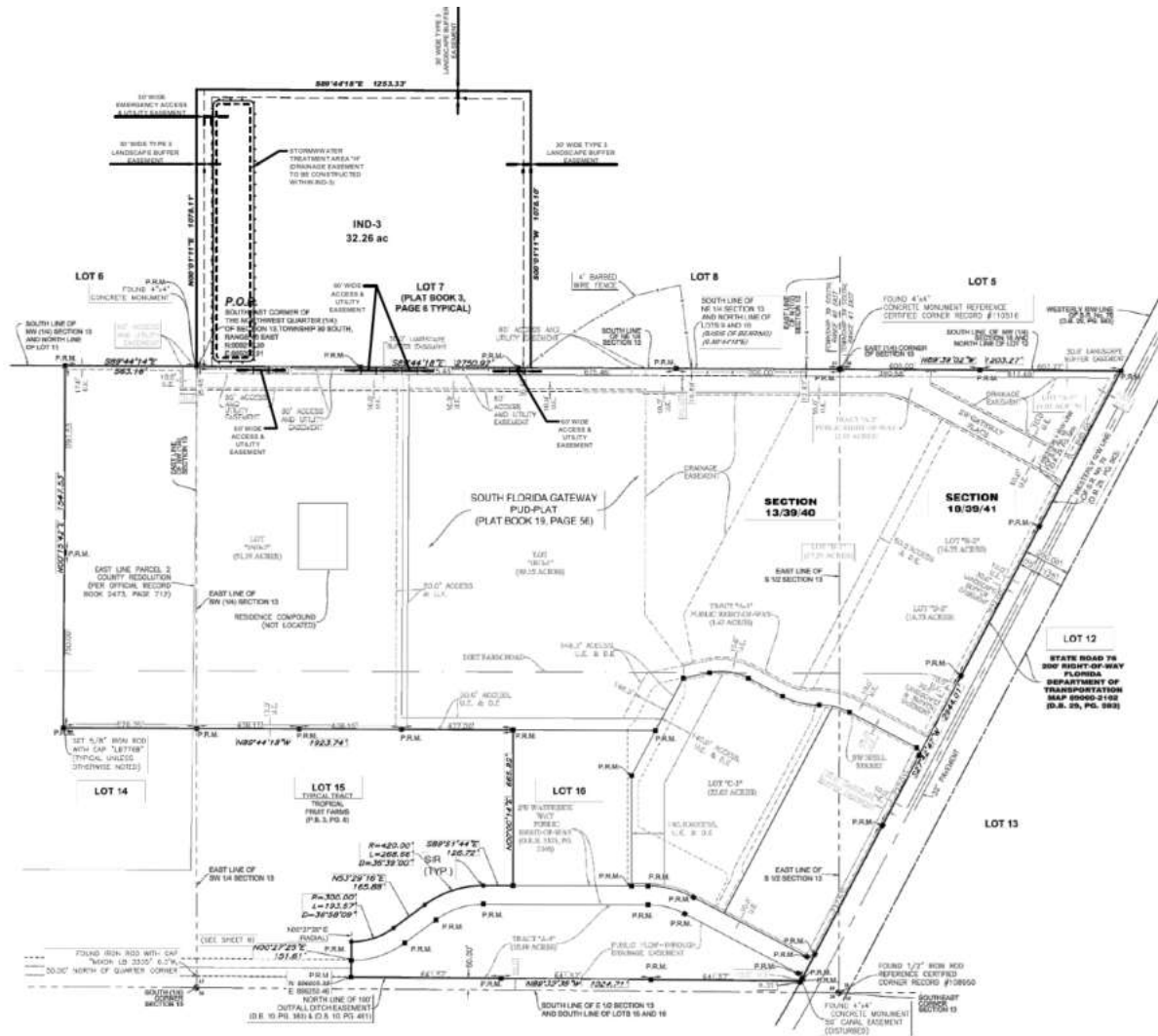
EXHIBIT A: LEGAL DESCRIPTION OF ADDED INDUSTRIAL PROPERTY

EXHIBIT B: SAMPLE O&M BUDGET AND MAP

GENERAL FUND BUDGET	
Professional & Admin	\$55,040
TOTAL GENERAL FUND BUDGET	\$55,040
INDUSTRIAL FUND BUDGET	
Field Operations Manager	\$36,000
Stormwater Management	
Wet Ponds	\$17,580
Dry Ponds	\$7,074
Streetlighting	\$18,600
Landscaping & Irrigation Maintenance	
Landscape Maintenance	\$145,000
Arbor Care/Tree Trimming	\$5,000
Plant Replacement	\$5,000
Irrigation Water	\$12,000
Irrigation Repairs	\$2,500
Force Main Repairs	\$2,500
Roadway and Monument Maintenance	\$10,000
TOTAL INDUSTRIAL BUDGET	\$261,254
TOTAL ALL BUDGETS	
	\$316,294

PARCEL	DEVELOPABLE ACRES	FY 2026 GF AMOUNT/ACRE	FY 2026 IND AMOUNT/ACRE	FY 2026 TOTAL/ACRE	FY 2026 TOTAL
A-1	1.43	\$325.89	\$1,567.61	\$1,893.50	\$2,707.70
B-1	17.29	\$325.89	\$1,567.61	\$1,893.50	\$32,738.62
B-2	15.72	\$325.89	\$1,567.61	\$1,893.50	\$29,765.82
C1 (Retail)	9.84	\$325.89	\$1,567.61	\$1,893.50	\$18,632.04
C1 (A Karis)	12.80	\$325.89	\$1,567.61	\$1,893.50	\$24,236.80
C1 (A Karis)	7.97	\$325.89	\$1,567.61	\$1,893.50	\$15,091.19
IND 1	38.44	\$325.89	\$1,567.61	\$1,893.50	\$72,786.14
IND 2	39.60	\$325.89	\$1,567.61	\$1,893.50	\$74,982.60
IND 3	25.80	\$325.89	\$1,567.61	\$1,893.50	\$48,852.30

**WATERSIDE CDD BOUNDARY MAP
(AND MAP OF INDUSTRIAL PROPERTY (AS OF JULY 2023))**



MAINTENANCE & OPERATION RESPONSIBILITIES

DRAINAGE SYSTEMS GENERAL MAINTENANCE

ALL STORMWATER PIPES, CATCH BASINS, MANHOLES, POND INFLOW AND OUTFALL STRUCTURES (INCLUDING OIL SKIMMERS), AND DISCHARGE PIPES SHOULD BE INSPECTED ON A YEARLY BASIS. STRUCTURES SHALL BE MAINTAINED BY REMOVING BUILT-UP DEBRIS, VEGETATION, AND REPAIRING DETERIORATING/DAMAGED STRUCTURES.

CHEMICALS, OILS, GREASES, OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY TO THE STORMWATER FACILITY OR THROUGH STORM SEWERS. DISPOSE OF THESE POTENTIALLY DANGEROUS MATERIALS PROPERLY BY TAKING THEM TO RECYCLING FACILITIES OR TO COLLECTION LOCATIONS. DO NOT DISPOSE OF GRASS CLIPPINGS IN A STORMWATER MANAGEMENT SYSTEM (SWMS).

ACCUMULATED SEDIMENTS IN PONDS MAY CONTAIN HEAVY METALS SUCH AS LEAD, CADMIUM, AND MERCURY, AS WELL AS OTHER POTENTIALLY HAZARDOUS MATERIALS. SEDIMENTS REMOVED FROM STORM SEWERS, INLETS, PIPES, AND PONDS SHOULD BE DISPOSED OF AT AN APPROVED FACILITY. CHECK WITH THE COUNTY SOLID WASTE DEPARTMENT OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR DISPOSAL FACILITIES APPROVED TO ACCEPT SEDIMENTS REMOVED FROM TREATMENT PONDS AND/OR STRUCTURES.

DURING ANY REPAIR OR MAINTENANCE ACTIVITY, USE CARE TO AVOID CAUSING EROSION OR SILTATION TO ADJACENT OR OFF-SITE AREAS.

ALTERATIONS (FILLING, ENLARGING, ETC.) OF ANY PART OF THE STORMWATER FACILITY IS NOT PERMITTED UNDER THIS MAINTENANCE PLAN.

MOSQUITO GROWTH CAN BE MINIMIZED IN A SWMS WITH THE FOLLOWING PREVENTATIVE MEASURES:

- DO NOT DUMP GRASS CLIPPINGS OR OTHER ORGANIC DEBRIS INTO A SWMS – DECAYING GRASS CLIPPINGS AND OTHER DECOMPOSING VEGETATION CREATE IDEAL CONDITIONS FOR BREEDING MOSQUITOES.
- CLEAN OUT ANY OBSTRUCTIONS THAT GET INTO THE SYSTEM. DEBRIS CAN OBSTRUCT FLOW AND HARBOR MOSQUITO EGGS AND LARVAE.
- REMOVE PISTIA STRATIOTES (WATER LETTUCE) AND EICHORNIA CRASSIPES (WATER HYACINTH) WHICH NOURISH AND SHELTER MOSQUITO LARVAE.
- STOCK PONDS WITH PREDATORY "MOSQUITO FISH" - GAMBUSIA MINNOWS, WHICH MAY BE COLLECTED FROM OTHER PONDS AND DITCHES AND INTRODUCED INTO YOUR SWMS.

DITCHES AND SWALES

- DITCHES AND SWALES SHOULD BE MOWED ON A MONTHLY BASIS AND CLEANED OF ACCUMULATED REFUSE/DEBRIS. DURING THE MOWING OPERATIONS, DITCHES AND SWALES SHOULD BE INSPECTED FOR BARE SPOTS, DAMAGE, OR EROSION. BARE AREAS SHOULD BE SODDED OR SEEDED TO REPLACE THE GRASS COVER. IN THE CASE OF EROSION, REPLACE THE MISSING SOILS AND BRING THE AREA BACK TO GRADE.

DRY DETENTION AREAS

ON A YEARLY BASIS, AN INSPECTION OF THE POND AND OUTFALL STRUCTURE SHOULD BE MADE TO ENSURE THE SYSTEM IS WORKING PROPERLY. REPAIRS MAY INCLUDE SCARIFYING OR RAKING THE POND BOTTOM, OR THE REMOVAL OF THE BOTTOM FOOT OF SOIL AND REPLACEMENT WITH CLEAN SAND. MOW POND FREQUENTLY TO PREVENT VEGETATIVE BUILDUP. PICK UP GRASS CLIPPINGS AFTER CUTTING. DO NOT FERTILIZE GRASS WITHIN THE POND, AND LIMIT FERTILIZATION AROUND THE POND AREA.

INSTALL SOD IN ANY AREAS WHERE GRASS OR SOD HAS BEEN REMOVED OR ERODED.

- KEEP THE OUTFALL STRUCTURE CLEAR OF DEBRIS AND VEGETATION.

DRAINAGE STRUCTURES

OUTFALL STRUCTURES SHALL BE INSPECTED MONTHLY FOR DEBRIS AND CLOGGING. DEBRIS OR OTHER FOREIGN MATERIALS SHALL BE PROMPTLY REMOVED.

CATCH BASIN GRATES SHALL BE VISUALLY INSPECTED MONTHLY AND AFTER SIGNIFICANT RAINFALLS. ANY OBSTRUCTING DEBRIS SHOULD BE PROMPTLY REMOVED.

CATCH BASIN SUMPS SHALL BE INSPECTED SEMI-ANNUALLY. DEBRIS THAT MAY OBSTRUCT THE CATCH BASINS SHOULD BE PROMPTLY REMOVED. SEDIMENT DEPOSITS IN CATCH BASINS SUMPS GREATER THAN TWELVE INCHES SHALL BE VACUUMED. PIPING ADJACENT TO CULVERTS SHALL BE VACUUMED AT THE SAME TIME AS SUMP VACUUMING.

ANY OBVIOUS STRUCTURAL FAILURES OR CLOGGED STRUCTURES SHALL BE REPAIRED IMMEDIATELY.

- ALL TRENCH DRAINS SHALL BE INSPECTED BI-WEEKLY FOR DEBRIS AND CLOGGING. DEBRIS OR OTHER FOREIGN MATERIALS SHALL BE PROMPTLY REMOVED.



360 Central Avenue, Suite 1150
St. Petersburg, FL 33701
(727) 209-0436
FL COA 27367

KL Waterside LLC
SOUTH FLORIDA GATEWAY PUD

OSBORN PROJ: 20200558.300
PREPARED BY: SKK
WATERSIDE CDD
MAINTENANCE AND OPERATION
RESPONSIBILITIES

EX-7.1

Unless otherwise stated in Contract, The Osborn Engineering Company retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Osborn Engineering Company may grant specific usage rights under license, and / or may transfer copyright ownership / assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

P:\KL Waterside LLC\20200558.300 KL Waterside - Waterside Industrial Planning - Final Ph 1 SOW\Drawings\Civil-Exhibits-CDD\Exhibits\20200558 - Exhibit 7.dwg
8/29/2022 10:40 AM Kapiol, Shane

MAINTENANCE & OPERATION RESPONSIBILITIES (CONT.)

WET DETENTION PONDS

ON A YEARLY BASIS, AN INSPECTION OF THE POND AND OUTFALL STRUCTURE SHOULD BE MADE TO ENSURE THE SYSTEM IS WORKING PROPERLY. SLOUGHING OF POND BANKS SHALL BE REPAIRED TO THE ORIGINAL DESIGN SLOPES AND COMPACTED. REMOVAL OF ALGAE BUILDUP AS IT ACCUMULATES.

MOW POND BANKS FREQUENTLY TO PREVENT VEGETATIVE BUILDUP. PICK UP GRASS CLIPPINGS AFTER CUTTING. DO NOT FERTILIZE GRASS WITHIN THE POND, AND LIMIT FERTILIZATION AROUND THE POND AREA.

INSTALL SOD IN ANY AREAS WHERE GRASS OR SOD HAS BEEN REMOVED OR ERODED.

KEEP THE OUTFALL STRUCTURE CLEAR OF DEBRIS AND VEGETATION.

LITTORAL SHELF WITHIN WET DETENTION PONDS SHALL BE INSPECTED QUARTERLY AT A MINIMUM UNTIL 100% SURVIVAL OF VEGETATION HAS BEEN ESTABLISHED. PLANTED VEGETATION SHALL BE MAINTAINED IN HEALTHY CONDITION, OR REPLACED WITH SUITABLE AQUATIC VEGETATION WHEN NECESSARY. REMOVAL OF EXOTIC VEGETATION (I.E. CATTAIL, BRAZILIAN PEPPER, WATER HYACINTH, WATER LETTUCE, ETC.) SHALL BE PROVIDED AS FREQUENTLY AS NECESSARY TO MAINTAIN LITTORAL SHELF AQUATIC DIVERSITY AS DESIGNED AND PERMITTED.

WET DETENTION PONDS SHALL BE MONITORED IN ACCORDANCE WITH THE LAKE AREA MANAGEMENT PLAN AS PROVIDED IN THE SPWMD CONCEPTUAL ENVIRONMENTAL RESOURCE PERMIT (ERP) 43-106173-P AND SUBSEQUENT CONSTRUCTION ERP'S.

ROADWAYS / COMMON AREAS

INTERNAL ROADWAYS SHALL BE KEPT IN A FUNCTIONAL, SAFE OPERATING CONDITION FOR THE USEFUL LIFE OF THE ROADWAY, WHICH IS EXPECTED TO BE 20 YEARS.

YEARLY INSPECTIONS OF THE ROADWAY SHALL BE PERFORMED TO IDENTIFY ANY HAZARDOUS CONDITIONS OR DEFICIENCIES AND REPAIRS MADE TO AVOID FURTHER DEGRADATION OR SAFETY CONCERNS. THE FOLLOWING SHALL BE REVIEWED ANNUALLY:

1. ASPHALT PAVEMENT

- LINEAR CRACKS LARGER THAN 1/8 INCH.
- ALLIGATOR CRACKING IN AREAS 2 FOOT SQUARE OR LARGER.
- SPALLING OF AGGREGATE.
- DELAMINATION FROM BASE COURSE.
- HOLES IN PAVEMENT AND/OR BASE.
- DEPRESSED OR RUTTED AREAS GREATER THAN ONE (1) INCH.

•

2. CURBS

- EXCESSIVE CRACKING BETWEEN CONTROL JOINTS.
- UNEVEN SETTLEMENT GREATER THAN 1/2 INCH.
- DAMAGE CAUSED BY VEHICULAR OR OTHER MEANS.

3. SIDEWALKS

- UNEVEN SETTLEMENT OF GREATER THAN 1/4 INCH.
- PEDESTRIAN TACTILE SURFACE TREATMENTS WEAR, DELAMINATION, OR COLORATION/PAINT (MUST MEET ADA REQUIREMENTS)

4. LANDSCAPING AND IRRIGATION SYSTEMS

- ALL LANDSCAPING SHALL BE MAINTAINED IN HEALTHY CONDITION.
- IRRIGATION SYSTEMS SHALL BE TESTED REGULARLY TO VERIFY 100% LANDSCAPE COVERAGE AND FREQUENCY OF IRRIGATION TO MEET LOCAL WATERING RESTRICTION REQUIREMENTS.
- GRASS OR OTHER GROUND COVERS SHALL BE MAINTAINED IN HEALTHY CONDITION TO AVOID BARE SPOTS, INSECT DAMAGE AND SPOIL EROSION.
- ANY EROSION THAT OCCURS SHALL BE REPAIRED IMMEDIATELY AND REPLACED TO HEALTHY CONDITIONS.

5. STREET LIGHTING (LEASED THROUGH FLORIDA POWER AND LIGHT)

- CONTACT FLORIDA POWER AND LIGHT LEASING AGENT OF ANY CONDITIONS REQUIRING MAINTENANCE.
- STREETLIGHT UTILITY POLES SHALL BE KEPT IN GOOD CONDITION AND REPAIRS FROM DAMAGE DUE TO VEHICLE OR LAWN EQUIPMENT IMPACTS.
- LIGHT FIXTURES SHALL BE CHECKED MONTHLY FOR FAULTY LIGHTING AND BULBS REPLACED WHEN NECESSARY.

6. SOUTH FLORIDA GATEWAY SIGNAGE

- ENTRY SIGNAGE SHALL BE KEPT IN GOOD CONDITION AND ANY DAMAGE REPAIRED UPON OBSERVANCE OF DAMAGE FROM ANY CAUSE.
- SIGNAGE SHALL BE INSPECTED FOR CONDITION OF PAINT OR OTHER FINISHES ANNUALLY AND NECESSARY REPAIRS MADE WHEN APPROPRIATE.
- SIGNAGE LIGHTING SHALL BE KEPT IN OPERABLE CONDITION AND FIXTURES OR BULBS REPLACED WHEN NECESSARY.
- LANDSCAPING AROUND SIGNAGE SHALL BE MAINTAINED TO NOT ABSCURE THE SIGN FACE AND/OR LIGHTING.



360 Central Avenue, Suite 1150
St. Petersburg, FL 33701
(727) 209-0436
FL COA 27367

www.osborn-eng.com

KL Waterside LLC
SOUTH FLORIDA GATEWAY PUD

OSBORN PROJ: 20200558.300
PREPARED BY: SKK
WATERSIDE CDD
MAINTENANCE AND OPERATION
RESPONSIBILITIES

EX-7.2

Unless otherwise stated in Contract, The Osborn Engineering Company retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Osborn Engineering Company may grant specific usage rights under license, and / or may transfer copyright ownership / assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

9

WATERSIDE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	General Fund	Specital Revenue Fund	Total Governmental Funds
ASSETS			
Cash	\$ 4,521	\$ -	4,521
Due from FSF Gateway	829	17,568	18,397
Due from Kolter Land Partner	2,259	13,605	15,864
Due from KCA Icebox SUA1	984	3,445	4,429
Due from SF III Property LLC	1,000	4,247	5,247
Due from special revenue fund	9,131	-	9,131
Utility deposit	.	3,026	3,026
Total assets	<u>\$ 18,724</u>	<u>\$ 41,891</u>	<u>\$ 60,615</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 12,837	\$ 26,592	\$ 39,429
Due to Kolter LP	-	1,177	1,177
Due to general fund	-	9,131	9,131
Landowner advance - Kolter	6,000	673	6,673
Landowner advance - FSF Gateway	-	995	995
Landowner advance - KCA Icebox SUA1	-	283	283
Total liabilities	<u>18,837</u>	<u>38,851</u>	<u>57,688</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	4,894	36,742	41,636
Deferred receipts - A. Karis- Add. Land	892	2,123	3,015
Total deferred inflows of resources	<u>5,786</u>	<u>38,865</u>	<u>44,651</u>
Fund balances:			
Unassigned	<u>(5,899)</u>	<u>(35,825)</u>	<u>(41,724)</u>
Total fund balances	<u>(5,899)</u>	<u>(35,825)</u>	<u>(41,724)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 18,724</u>	<u>\$ 41,891</u>	<u>\$ 18,724</u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Developer contribution - C1 (A Karis) Add'l land	\$ 185	\$ 1,090	\$ 2,870	38%
Developer contribution	1,978	32,581	48,640	67%
Total revenues	<u>2,163</u>	<u>33,671</u>	<u>51,510</u>	65%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	18,000	24,000	75%
Legal	360	2,809	7,500	37%
Engineering	-	3,684	5,000	74%
Audit	-	3,300	5,000	66%
Telephone	17	150	200	75%
Postage	10	20	500	4%
Printing & binding	42	375	500	75%
Legal advertising	-	508	1,500	34%
Annual special district fee	-	175	175	100%
Insurance	-	5,408	5,720	95%
Contingencies/bank charges	80	852	500	170%
Meeting room rental	-	195	-	N/A
Website				
Hosting & maintenance	-	705	705	100%
Total professional & administrative	<u>2,509</u>	<u>36,181</u>	<u>51,510</u>	70%
Excess/(deficiency) of revenues over/(under) expenditures	(346)	(2,510)	-	
Fund balances - beginning	(5,553)	(3,389)	-	
Fund balances - ending	<u>\$ (5,899)</u>	<u>\$ (5,899)</u>	<u>\$ -</u>	

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - INDUSTRIAL BUDGET
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Developer contribution - C1 (A Karis) Add'l land	\$ 1,043	\$ 4,011	\$ 12,238	33%
Developer contribution	5,293	99,874	207,484	48%
Total revenues	<u>6,336</u>	<u>103,885</u>	<u>219,722</u>	47%
EXPENDITURES				
Professional & administrative				
Field operations and maintenance				
Field operations manager	2,167	21,667	8,000	271%
Field operations accounting	-	-	2,000	0%
Landscape inspection	-	-	18,000	0%
Stormwater management				
Wet ponds	1,465	11,720	15,000	78%
Dry ponds	-	-	7,074	0%
Streetlighting	1,235	9,757	18,600	52%
Landscape maintenance	9,664	91,324	112,548	81%
Arbor care/tree trimming	-	-	5,000	0%
Plant replacement	-	-	5,000	0%
Irrigation water	-	-	12,000	0%
Irrigation repairs	-	1,107	2,500	44%
Force main repairs	-	-	2,500	0%
Roadway and monument maintenance	-	-	10,000	0%
Electricity				
Industrial electricity	58	610	1,500	41%
Total professional & administrative	<u>14,589</u>	<u>136,185</u>	<u>219,722</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	(8,253)	(32,300)	-	
Fund balances - beginning	(27,572)	(3,525)	-	
Fund balances - ending	<u>\$ (35,825)</u>	<u>\$ (35,825)</u>	<u>\$ -</u>	

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
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
--------	-----------	-----------	-------------

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

83

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

88

89

SEVENTH ORDER OF BUSINESS

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

93

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

95	William Fife	Chair
96	Josh Long	Vice Chair
97	Timothy Smith	Assistant Secretary
98	Cindy Cerbone	Assistant Secretary

99 No other nominations were made.

100 This Resolution removes the following from the Board:

101	Michael Caputo	Assistant Secretary
-----	----------------	---------------------

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

103	Craig Wrathell	Secretary
104	Andrew Kantarzi	Assistant Secretary
105	Craig Wrathell	Treasurer
106	Jeff Pinder	Assistant Treasurer

107

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

111

112

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**

114

115

116

117

118

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]

270
271
272
273

Secretary/Assistant Secretary

Chair/Vice Chair

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

WATERSIDE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida 34997</i> <i>¹Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2024 CANCELED	Regular Meeting	2:30 PM
November 5, 2024 ¹	Landowners' Meeting	9:15 AM
November 19, 2024 CANCELED	Regular Meeting	2:30 PM
December 17, 2024 CANCELED	Regular Meeting	2:30 PM
January 21, 2025 CANCELED	Regular Meeting	2:30 PM
February 18, 2025 CANCELED	Regular Meeting	2:30 PM
March 18, 2025 CANCELED	Regular Meeting	2:30 PM
April 15, 2025 CANCELED	Regular Meeting	2:30 PM
May 20, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	2:30 PM
June 17, 2025 CANCELED	Regular Meeting	2:30 PM
July 15, 2025 CANCELED	Regular Meeting	2:30 PM
August 19, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Budget</i>	2:30 PM
September 16, 2025	Regular Meeting	2:30 PM