

**MINUTES OF MEETING
WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Waterside Community Development District held 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.

Present:

William Fife (via telephone)	Chair
Josh Long	Vice Chair
Jon Seifel	Assistant Secretary
Luis Carcamo	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Jonathan Gotwald	District Engineer
Todd Mosley	Atmos Living Management Group
Richard Bruce	Brookfield Kolter

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 2:33 p.m. The Oath of Office was administered to Jon Seifel and Luis Carcamo before the meeting. Supervisors Long, Seifel and Carcamo, were present. Supervisor Fife attended via telephone. Supervisor Smith was 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, Jon Seifel -Seat 4 and Appointed Supervisor Luis Carcamo -Seat 5 (the following to be provided under separate cover)

This item was addressed during the First Order of Business.

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

FOURTH ORDER OF BUSINESS

Acceptance of Resignation of Timothy Smith [Seat 1]

On MOTION by Mr. Seifel and seconded by Mr. Long, with all in favor, the resignation of Timothy Smith from Seat 1, was accepted.

FIFTH ORDER OF BUSINESS

Consideration of Appointment of Richard Bruce to Fill Unexpired Term of Seat 1; Term Expires November 2026

Mr. Long nominated Richard Bruce to fill Seat 1. No other nominations were made.

On MOTION by Mr. Long and seconded by Mr. Seifel, with all in favor, the appointment of Richard Bruce to fill Seat 1, was approved.

- **Administration of Oath of Office**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Richard Bruce. Mr. Bruce is familiar with the items listed above.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-07. Mr. Long nominated the following slate:

- | | |
|---------------|---------------------|
| William Fife | Chair |
| Josh Long | Vice Chair |
| Jon Seifel | Assistant Secretary |
| Luis Carcamo | Assistant Secretary |
| Richard Bruce | Assistant Secretary |

No other nominations were made. This Resolution removes the following:

- | | |
|---------------|---------------------|
| Timothy Smith | Assistant Secretary |
|---------------|---------------------|

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

- | | |
|----------------|-----------|
| Craig Wrathell | Secretary |
|----------------|-----------|

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

On MOTION by Mr. Long and seconded by Mr. Seifel, with all in favor, Resolution 2025-07, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

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**

Mr. Kantarzhi presented Resolution 2025-08. He 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.

On MOTION by Mr. Long and seconded by Mr. Seifel, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Seifel and seconded by Mr. Carcamo, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Long and seconded by Mr. Carcamo, with all in favor, 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, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Corrected First Amendment to Restated CDD Development Agreement

Mr. Kantarzhi presented the Corrected First Amendment to Restated CDD Development Agreement. Mr. Earlywine stated this is necessary to make a slight adjustment to the acreage.

On MOTION by Mr. Long and seconded by Mr. Seifel, with all in favor, the Corrected First Amendment to Restated CDD Development Agreement, in substantial form, was approved.

NINTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Kantarzhi presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Carcamo and seconded by Mr. Seifel, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Kantarzhi noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives. The District Engineer’s Infrastructure and Facilities Maintenance Report for Fiscal Year 2025 is pending.

On MOTION by Mr. Long and seconded by Mr. Seifel, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Mr. Bruce and seconded by Mr. Long, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of May 20, 2025 Regular Meeting Minutes

On MOTION by Mr. Carcamo and seconded by Mr. Long, with all in favor, the May 20, 2025 Regular Meeting Minutes, as presented, were approved.

Mr. Gotwald noted items in the previous meeting minutes and asked if there was anything he should be working on. Mr. Kantarzhi stated there are some washouts, but he did

not think there were any action items for the District Engineer to act on at this time. Mr. Mosley had advised Mr. Kantarzhi that he is working with United Land on this matter.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: The Osborn Engineering Company

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: September 16, 2025 at 2:30 PM**

- **QUORUM CHECK**

The next meeting will be on September 16, 2025, unless canceled.

Mr. Kantarzhi noted that the meeting location is not available for the December 2025 meeting. The consensus was to cancel the December 2025 meeting.

A Staff Report titled "Operations Manager: Atmos" will be added to future agendas.

- **Landscape Services Bids**

This item was an addition to the agenda.

On MOTION by Mr. Long and seconded by Mr. Carcamo, with all in favor, authorizing Staff to work with the Chair and Field Operations to obtain bids for Landscape Services, if necessary, was approved.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

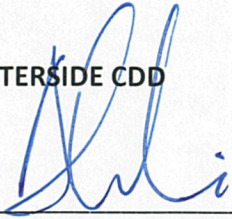
No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bruce and seconded by Mr. Carcamo, with all in favor, the meeting adjourned at 2:46 p.m.

WATERSIDE CDD



Secretary/Assistant Secretary,

August 19, 2025



Chair/Vice Chair
Asst. Secretary