

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

March 17, 2026

BOARD OF SUPERVISORS

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
<https://watersidecdd.net/>

March 10, 2026

Board of Supervisors
Waterside Community Development District

Dear Board Members:

The Board of Supervisors of the Waterside Community Development District will hold a Regular Meeting on March 17, 2026 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. 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
4. 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
5. Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [Seats 1, 2 & 4]
6. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
7. Ratification of Corrected First Amendment to Restated CDD Development Agreement
8. Acceptance of Unaudited Financial Statements as of January 31, 2026
9. Approval of August 19, 2025 Public Hearing and Regular Meeting Minutes

ATTENDEES:

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

10. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *The Osborn Engineering Company*
- C. Field Operations: *Atmos Living*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: April 21, 2026 at 2:30 PM
 - QUORUM CHECK

SEAT 1	RICHARD BRUCE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	WILLIAM FIFE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	JOSH LONG	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	JON SEIFEL	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	LUIS CARCAMO	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

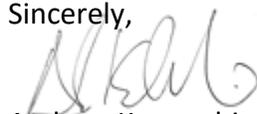
11. Board Members' Comments/Requests

12. Public Comments

13. 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

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT 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 FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**Board**”) of the Waterside Community Development District (“**District**”) prior to June 15, 2026, a proposed operating budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. APPROVING PROPOSED BUDGET. The operating budget proposed by the District Manager for Fiscal Year 2026/2027 is attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. SETTING HEARING. The public hearing on the approved budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2026
HOUR: 2:30 p.m.
LOCATION: Courtyard by Marriott Stuart
7615 SW Lost River Road
Stuart, Florida 34997

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit copy of the proposed budget to the local general purpose unit(s) of government at least sixty (60) days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least (forty-five) 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 17th day of March, 2026.

ATTEST:

**WATERSIDE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Budget

Exhibit A

Fiscal Year 2026/2027 Budget

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
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**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 1/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Developer contribution - C1 (A Karis) Add'l land	\$ 2,598	\$ 944	\$ 1,935	\$ 2,879	\$ 2,598
Developer contribution	52,442	9,989	48,133	58,122	52,442
Total revenues	<u>55,040</u>	<u>10,933</u>	<u>50,068</u>	<u>61,001</u>	<u>55,040</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	24,000	8,000	16,000	24,000	24,000
Legal	7,500	-	7,500	7,500	7,500
Engineering	5,000	7,738	3,000	10,738	5,000
Audit	5,500	-	5,500	5,500	5,500
Telephone	200	33	167	200	200
Postage	500	33	467	500	500
Printing & binding	500	167	333	500	500
Legal advertising	1,500	149	1,351	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,750	5,732	-	5,732	6,750
Meeting room rental	1,000	322	678	1,000	1,000
Contingencies/bank charges	1,500	-	1,500	1,500	1,500
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	-	210	210	210
Total expenditures	<u>55,040</u>	<u>22,349</u>	<u>37,411</u>	<u>59,760</u>	<u>55,040</u>
Net increase/(decrease) of fund balance	-	(11,416)	12,657	1,241	-
Fund balance - beginning (unaudited)	-	(1,241)	(12,657)	(1,241)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (12,657)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 24,000
<p>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.</p>	
Legal	7,500
<p>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.</p>	
Engineering	5,000
<p>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.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,750
<p>The District will obtain public officials and general liability insurance.</p>	
Meeting room rental	1,000
Contingencies/bank charges	1,500
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
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 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 1/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Developer contribution - C1 (A Karis) Add'l land	\$ 12,494	\$ 2,964	\$ 9,202	\$ 12,166	\$ 12,022
Developer contribution	252,260	25,587	220,049	245,636	242,732
Total revenues	<u>264,754</u>	<u>28,551</u>	<u>229,251</u>	<u>257,802</u>	<u>254,754</u>
EXPENDITURES					
Professional & administrative					
Field operations manager	36,000	9,333	18,000	27,333	26,000
Field operations accounting	2,000	-	2,000	2,000	2,000
Stormwater management					
Wet ponds	17,580	4,395	13,185	17,580	17,580
Dry ponds	7,074	-	7,074	7,074	7,074
Streetlighting	18,600	4,398	14,202	18,600	18,600
Landscape maintenance	145,000	38,656	106,344	145,000	145,000
Arbor care/tree trimming	5,000	-	5,000	5,000	5,000
Plant replacement	5,000	-	5,000	5,000	5,000
Irrigation water	12,000	-	12,000	12,000	12,000
Irrigation repairs	2,500	-	2,500	2,500	2,500
Force main repairs	2,500	-	2,500	2,500	2,500
Roadway and monument maintenance	10,000	-	10,000	10,000	10,000
Industrial electricity	1,500	614	886	1,500	1,500
Total expenditures	<u>264,754</u>	<u>57,396</u>	<u>198,691</u>	<u>256,087</u>	<u>254,754</u>
Net increase/(decrease) of fund balance	-	(28,845)	30,560	1,715	-
Fund balance - beginning (unaudited)	-	(1,715)	(30,560)	(1,715)	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (30,560)</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	\$ 26,000
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>\$254,754</u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNER/DEVELOPER CONTRIBUTION COMPARISON
PROJECTED FISCAL YEAR 2027 LANDOWNER/DEVELOPER CONTRIBUTIONS**

Landowner/Developer Contribution					
Parcel	Developable Acres	FY 2027 GF Contribution per Acre	FY 2027 SRF- Industrial Contribution per Acre	FY 2027 Total Contribution per Acre	FY 2026 Total Contribution per Acre
A-1	1.43	\$ 325.89	\$ 1,508.40	\$ 1,834.29	\$ 1,893.50
B-1	17.29	325.89	1,508.40	1,834.29	1,893.50
B-2	15.72	325.89	1,508.40	1,834.29	1,893.50
C1 (Retail)	9.84	325.89	1,508.40	1,834.29	1,893.50
C1 (A Karis)	12.80	325.89	1,508.40	1,834.29	1,893.50
C1 (A Karis) Additional Land	7.97	325.89	1,508.40	1,834.29	1,893.50
Ind 1	38.44	325.89	1,508.40	1,834.29	1,893.50
Ind 2	39.60	325.89	1,508.40	1,834.29	1,893.50
Ind 3	25.80	325.89	1,508.40	1,834.29	1,893.50
Total	168.89				

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT 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

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026/2027 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING FISCAL YEAR 2026/2027 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of March, 2026.

ATTEST:

WATERSIDE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

WATERSIDE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE		
LOCATION		
<i>Courtyard by Marriott Stuart, 7615 SW Lost River Road, Stuart, Florida 34997</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2026	Regular Meeting	2:30 PM
November 17, 2026	Regular Meeting	2:30 PM
December 15, 2026	Regular Meeting	2:30 PM
January 19, 2027	Regular Meeting	2:30 PM
February 16, 2027	Regular Meeting	2:30 PM
March 16, 2027	Regular Meeting	2:30 PM
April 20, 2027	Regular Meeting	2:30 PM
May 18, 2027	Regular Meeting	2:30 PM
June 15, 2027	Regular Meeting	2:30 PM
July 20, 2027	Regular Meeting	2:30 PM
August 17, 2027	Regular Meeting	2:30 PM
September 21, 2027	Regular Meeting	2:30 PM

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WATERSIDE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Waterside Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Martin County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Martin County Ordinance No. 1175 creating the District (the "Ordinance") is February 10, 2022; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the ____ day of November, 2026 at ____:____ .m., at

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 17th day of March, 2026. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of March, 2026.

Attest:

**WATERSIDE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WATERSIDE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Waterside Community Development District (the "District") in Martin County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November ____, 2026

TIME: ____:____.m.

PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
WATERSIDE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November** __, **2026**

TIME: __: __ __.m.

LOCATION: _____

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**WATERSIDE COMMUNITY DEVELOPMENT DISTRICT
MARTIN COUNTY, FLORIDA
LANDOWNERS' MEETING – November ____, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Waterside Community Development District to be held at __:__ __.m., on November ____, 2026 at _____, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the proxy holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**WATERSIDE COMMUNITY DEVELOPMENT DISTRICT
MARTIN COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER ____, 2026**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Waterside Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1.	_____	_____
2.	_____	_____
4.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

6

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

6A

WATERSIDE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

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 Not Applicable

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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to 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, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No



District Manager

Archan Kantareh

Print Name

09/09/24

Date



Chair/Vice Chair, Board of Supervisors

Michael Caputo

Print Name

9/9/24

Date

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

6B

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 Not Applicable

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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to 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, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

7



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 and update the Sample O&M Budget in Exhibit B (which should have been referred to as Exhibit 2) of that certain *First Amendment to Restated CDD Development Agreement – Waterside CDD*, as recorded in Book 3459, Page 1113, of the Official Records of Martin County, Florida (the “Original First Amendment”). This Corrected First Amendment to Restated CDD Development Agreement – Waterside CDD supersedes and replaces the Original First Amendment.

[SIGNATURE PAGE FOR FIRST AMENDMENT]

Executed as of the 25th day of August, 2025.

WITNESS

WATERSIDE COMMUNITY DEVELOPMENT DISTRICT

By: *Dalene J. Miklos*
Name: DALLENE J. MIKLOS
Address: 14025 RIVEREDGE DR. # 175
TAMPA, FL 33637

By: *William Fife*
Name: William Fife
Title: Chairperson

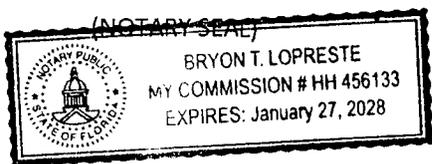
By: *Bryon T. Lopreste*
Name: BRYON T. LOPRESTE
Address: 14025 RIVEREDGE DR. # 175
TAMPA, FL 33637

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of AUGUST, 2025, by WILLIAM FIFE, 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.

Bryon T. Lopreste
NOTARY PUBLIC, STATE OF FLORIDA

Name: BRYON T LOPRESTE
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



[SIGNATURE PAGE FOR FIRST AMENDMENT]

Executed as of the 20th day of August, 2025.

WITNESS

SOUTH FLORIDA GATEWAY INDUSTRIAL, LLC

By: [Signature]
Name: Darlene J. Miklos
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

By: [Signature]
Name: James P. Harvey
Title: Authorized Signatory

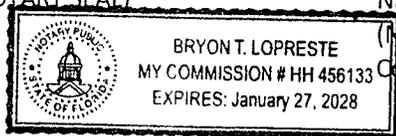
By: [Signature]
Name: Bryon T. LoPreste
Address: 14025 Riveredge Dr. #175
Tampa, FL 33637

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of August, 2025, by James P. Harvey, as Authorized Signatory 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.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)



Name: Bryon T. LoPreste
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT 1: LEGAL DESCRIPTION OF ADDED INDUSTRIAL PROPERTY

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 6 AND 7, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE EAST LINE OF LOTS 3 AND 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1568.60 FEET TO THE POINT OF BEGINNING; THENCE S.89°44'18"E., A DISTANCE OF 1253.33 FEET; THENCE S.00°01'11"W., A DISTANCE OF 1078.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF LOT 7, SECTION 13, OF SAID PLAT; THENCE N.89°44'18"W., ALONG SAID SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SECTION 13 AND SAID SOUTH LINE OF LOT 7, SECTION 13, OF SAID PLAT, A DISTANCE OF 1253.33 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE SOUTHWEST CORNER OF LOT 6, SECTION 13, OF SAID PLAT; THENCE N.89°44'14"W., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND SOUTH LINE OF SAID LOT 6, A DISTANCE OF 50.00 FEET; THENCE N.00°01'11"E., ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST (1/4) OF SECTION 13 AND THE EAST LINE OF SAID LOT 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1078.11 FEET; THENCE S.89°44'18"E., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,405,115 SQUARE FEET OR 32.257 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

AGRICULTURAL TO INDUSTRIAL - PARCEL 1 SKETCH AND DESCRIPTION



REVISIONS			
No.	Date	Description	Dwn.

Prepared For: KOLTER LAND PARTNERS, LLC

Date: DECEMBER 10, 2021

SURVEYOR'S CERTIFICATE
 This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary Rager
Digitally signed by Gary Rager
 DN: cn=Gary Rager, o=GeoPoint Surveying, Inc., ou=Professional Surveyors and Mappers, email=Gary.Rager@GeoPointSurveying.com, c=US
 Date: 2023.06.15 11:23:04-0400

Gary A. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

GeoPoint
 Surveying, Inc.

4152 W. Blue Heron Blvd.
 Suite 105
 Riviera Beach, FL 33404

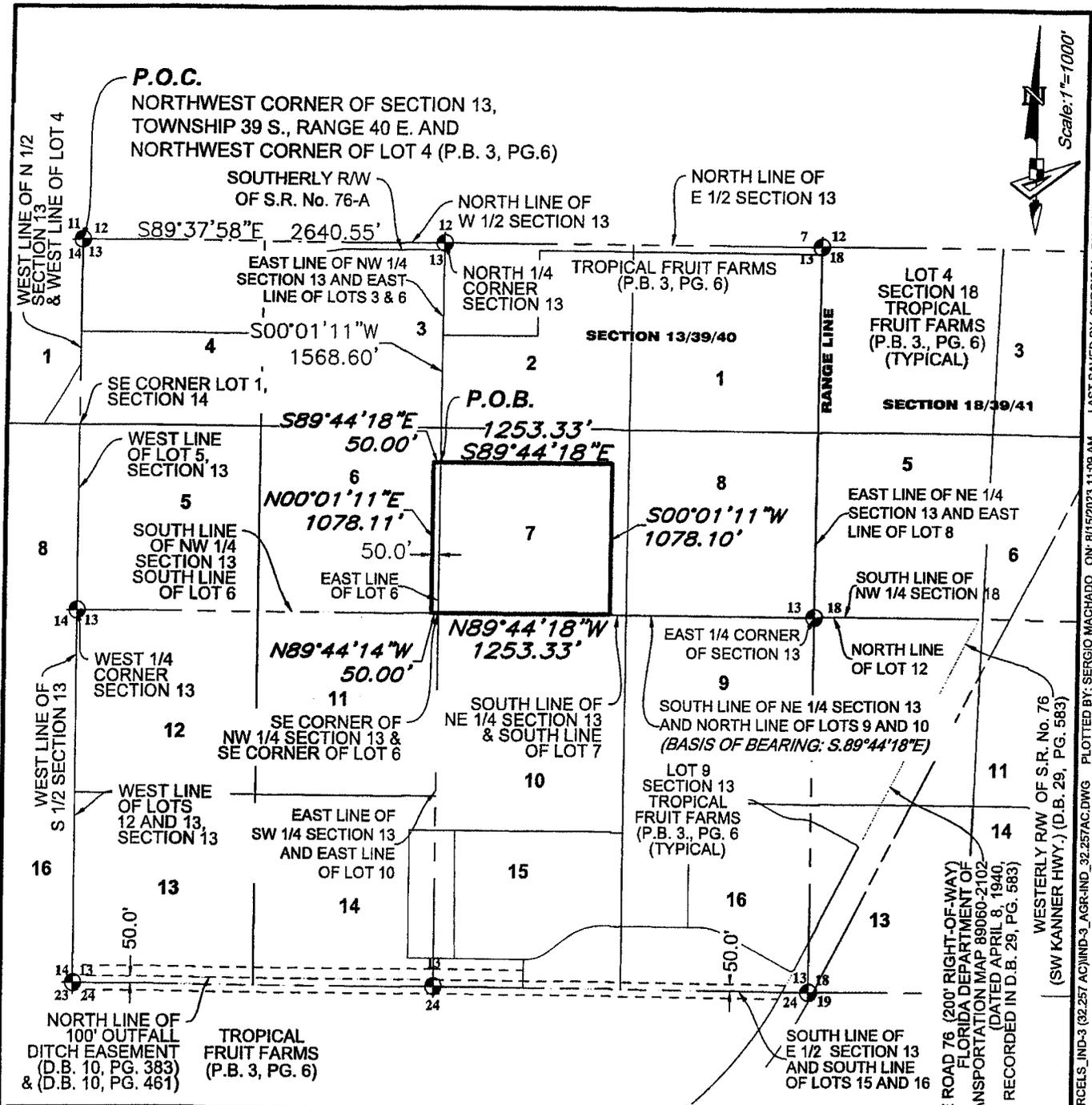
Phone: (561) 444-2720
 www.geopointsurvey.com
 Licensed Business Number LB 7768

Drawn: SWM Date: 08/03/2023 Data File: N/A
 Check: GAR P.C.: N/A Field Book: N/A
 Section: 13 Twn. 39S Rng. 40E Job #: ind 3_AG-Ind_32.26-S&D

Sheet No. 01 of 02 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

DWG NAME: W:\KOLTER-WATERSIDESURVEYS\AD PATRIOT PARCELS_IND-3 (32.257 AC)\IND-3_AGR-IND_32.257AC.DWG PLOTTED BY: SERGIO MACHADO ON: 8/15/2023 11:09 AM LAST SAVED BY: SERGIOM ON: 8/15/2023 10:39 AM



NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

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AGRICULTURAL TO INDUSTRIAL - PARCEL 1 SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

LEGEND	
P.O.B. --- POINT OF BEGINNING	P.B. --- PLAT BOOK
P.O.C. --- POINT OF COMMENCEMENT	D.B. --- DEED BOOK
PG./PG(S) --- PAGE(S)	S.R. --- STATE ROAD
13-39-40 --- SECTION-TOWNSHIP-RANGE	R/W --- RIGHT-OF-WAY
14 13 23 24 --- SECTION CORNER	L1 --- LINE SEGMENT
	RAD8 --- RADIAL BEARING

4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404	Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768
Drawn: SWM	Date: 08/03/2023
Check: GAR	P.C.: N/A
Section: 13	Twn. 39S Rng. 40E



GeoPoint

Surveying, Inc.

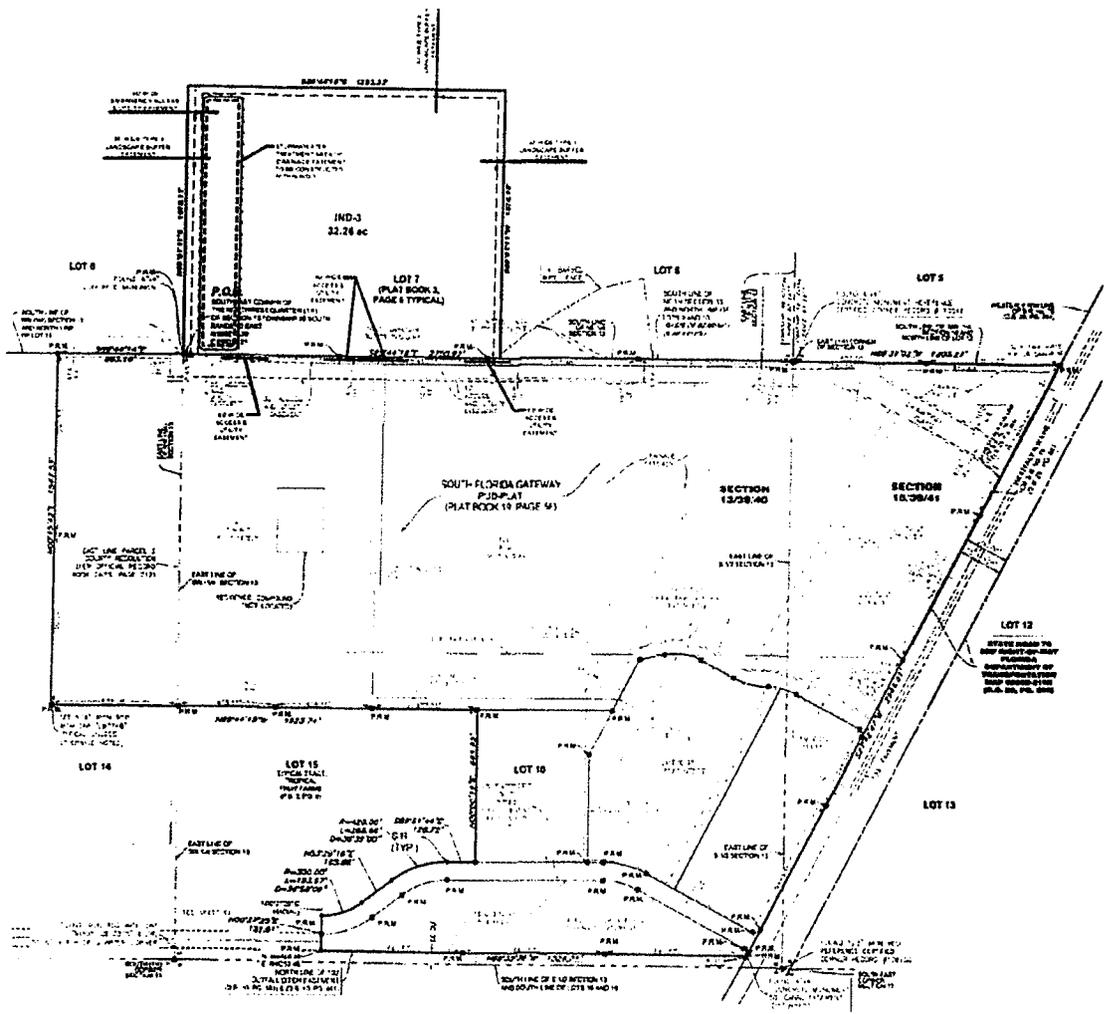
Scale: 1"=1000'
 PLOTTED BY: SERGIO MACHADO ON: 8/15/2023 11:09 AM
 LAST SAVED BY: SERGIOM ON: 8/15/2023 10:39 AM
 DWG NAME: W:\KOLTER-WATERSIDE\SURVEYS\AD PATRIOT PARCELS_IND-3 (32.257 AC)\IND-3_AGR-IND-3_257AC.DWG

EXHIBIT 2: 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.

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

KL Waterside LLC
SOUTH FLORIDA GATEWAY PUD

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

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.

EX-7.2

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2026**

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2026**

	General Fund	Specital Revenue Fund	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash	\$ 8,022	\$ -	8,022
Due from FSF Gateway	3,192	5,079	8,271
Due from Kolter Land Partner	6,941	20,925	27,866
Due from KCA Icebox SUA1	1,185	1,885	3,070
Due from SF III Property LLC	1,210	4,400	5,610
Due from general fund	-	50	50
Utility deposit	.	3,026	3,026
Total assets	<u>\$ 20,550</u>	<u>\$ 35,365</u>	<u>\$ 55,915</u>
 LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 13,913	\$ 28,485	\$ 42,398
Due to other	50	-	50
Due to Kolter LP	-	1,177	1,177
Landowner advance - Kolter	6,000	673	6,673
Landowner advance - FSF Gateway	-	995	995
Landowner advance - KCA Icebox SUA1	-	283	283
Total liabilities	<u>19,963</u>	<u>31,613</u>	<u>51,576</u>
 DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	11,781	27,908	39,689
Deferred receipts - A. Karis- Add. Land	1,463	2,974	4,437
Total deferred inflows of resources	<u>13,244</u>	<u>30,882</u>	<u>44,126</u>
 Fund balances:			
Unassigned	<u>(12,657)</u>	<u>(27,130)</u>	<u>(39,787)</u>
Total fund balances	<u>(12,657)</u>	<u>(27,130)</u>	<u>(39,787)</u>
 Total liabilities, deferred inflows of resources and fund balances	<u>\$ 20,550</u>	<u>\$ 35,365</u>	<u>\$ 20,550</u>

**WATERSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Developer contribution - C1 (A Karis) Add'l land	\$ 168	\$ 944	\$ 2,598	36%
Developer contribution	5,873	9,989	52,442	19%
Total revenues	<u>6,041</u>	<u>10,933</u>	<u>55,040</u>	20%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	8,000	24,000	33%
Legal	-	-	7,500	0%
Engineering	7,738	7,738	5,000	155%
Audit	-	-	5,500	0%
Telephone	-	33	200	17%
Postage	16	33	500	7%
Printing & binding	42	167	500	33%
Legal advertising	-	149	1,500	10%
Annual special district fee	-	175	175	100%
Insurance	-	5,732	6,750	85%
Contingencies/bank charges	80	322	1,500	21%
Meeting room rental	-	-	1,000	0%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>9,876</u>	<u>22,349</u>	<u>55,040</u>	41%
Excess/(deficiency) of revenues over/(under) expenditures	(3,835)	(11,416)	-	
Fund balances - beginning	(8,822)	(1,241)	-	
Fund balances - ending	<u>\$ (12,657)</u>	<u>\$ (12,657)</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 JANUARY 31, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Developer contribution - C1 (A Karis) Add'l land	\$ 1,060	\$ 2,964	\$ 12,494	24%
Developer contribution	<u>16,668</u>	<u>25,587</u>	<u>252,260</u>	10%
Total revenues	<u>17,728</u>	<u>28,551</u>	<u>264,754</u>	11%
EXPENDITURES				
Professional & administrative				
Field operations and maintenance				
Field operations manager	2,333	9,333	36,000	26%
Field operations accounting	-	-	2,000	0%
Stormwater management				
Wet ponds	1,465	4,395	17,580	25%
Dry ponds	-	-	7,074	0%
Streetlighting	2,350	4,398	18,600	24%
Landscape maintenance	9,664	38,656	145,000	27%
Arbor care/tree trimming	-	-	5,000	0%
Plant replacement	-	-	5,000	0%
Irrigation water	-	-	12,000	0%
Irrigation repairs	-	-	2,500	0%
Force main repairs	-	-	2,500	0%
Roadway and monument maintenance	-	-	10,000	0%
Electricity				
Industrial electricity	325	614	1,500	41%
Total expenditures	<u>16,137</u>	<u>57,396</u>	<u>264,754</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	1,591	(28,845)	-	
Fund balances - beginning	<u>(28,721)</u>	<u>1,715</u>	-	
Fund balances - ending	<u>\$ (27,130)</u>	<u>\$ (27,130)</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 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**

- 42 B. Membership, Obligations and Responsibilities
- 43 C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- 44 D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local
- 45 Public Officers

46

47 **FOURTH ORDER OF BUSINESS** **Acceptance of Resignation of Timothy**
 48 **Smith [Seat 1]**

49

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

52

53 **FIFTH ORDER OF BUSINESS** **Consideration of Appointment of Richard**
 54 **Bruce to Fill Unexpired Term of Seat 1;**
 55 **Term Expires November 2026**

56

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

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

60

- 61 • **Administration of Oath of Office**

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

64

65 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2025-07,**
 66 **Electing and Removing Officers of the**
 67 **District and Providing for an Effective Date**

68

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

- | | | |
|----|---------------|---------------------|
| 70 | William Fife | Chair |
| 71 | Josh Long | Vice Chair |
| 72 | Jon Seifel | Assistant Secretary |
| 73 | Luis Carcamo | Assistant Secretary |
| 74 | Richard Bruce | Assistant Secretary |

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

- | | | |
|----|---------------|---------------------|
| 76 | Timothy Smith | Assistant Secretary |
|----|---------------|---------------------|

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

- | | | |
|----|----------------|-----------|
| 78 | Craig Wrathell | Secretary |
|----|----------------|-----------|

79 Cindy Cerbone Assistant Secretary
 80 Andrew Kantarzhi Assistant Secretary
 81 Craig Wrathell Treasurer
 82 Jeff Pinder Assistant Treasurer

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

88 SEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year
2025/2026 Budget

91 A. Affidavit of Publication

92 B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and
93 Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending
94 September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Dat

95 Mr. Kantarzhi presented Resolution 2025-08. He reviewed the proposed Fiscal Year
96 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year
97 2025 budget, and explained the reasons for any changes.

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

100 No affected property owners or members of the public spoke.

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

105 **On MOTION by Mr. Long and seconded by Mr. Carcamo, with all in favor,**
 106 **Resolution 2025-08, Relating to the Annual Appropriations and Adopting the**
 107 **Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September**
 108 **30, 2026; Authorizing Budget Amendments; and Providing an Effective Date,**
 109 **was adopted.**

112 EIGHTH ORDER OF BUSINESS

Consideration of Corrected First
Amendment to Restated CDD
Development Agreement

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

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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

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

161

162 **TWELFTH ORDER OF BUSINESS**

Staff Reports

163

164 **A. District Counsel: Kutak Rock LLP**

165 **B. District Engineer: The Osborn Engineering Company**

166 There were no District Counsel or District Engineer reports.

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

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

169 ○ **QUORUM CHECK**

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

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

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

174 ■ **Landscape Services Bids**

175 **This item was an addition to the agenda.**

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

179

180

181 **THIRTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

182

183 There were no Board Members' comments or requests.

184

185 **FOURTEENTH ORDER OF BUSINESS**

Public Comments

186

187 No members of the public spoke.

188

189 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

190

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

193

194

195

196 _____
Secretary/Assistant Secretary

Chair/Vice Chair

WATERSIDE

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

WATERSIDE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

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

¹ Location to be Determined

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2025 CANCELED	Regular Meeting	2:30 PM
November 18, 2025 CANCELED	Regular Meeting	2:30 PM
December 16, 2025¹ CANCELED	Regular Meeting	2:30 PM
January 20, 2026 CANCELED	Regular Meeting	2:30 PM
February 17, 2026 CANCELED	Regular Meeting	2:30 PM
March 17, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	2:30 PM
April 21, 2026	Regular Meeting	2:30 PM
May 19, 2026¹	Regular Meeting	2:30 PM
June 16, 2026	Regular Meeting	2:30 PM
July 21, 2026	Regular Meeting	2:30 PM
August 18, 2026	Regular Meeting	2:30 PM
September 15, 2026	Regular Meeting	2:30 PM