

**MINUTES OF MEETING
REFLECTION BAY
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Reflection Bay Community Development District held a Public Hearing and Regular Meeting on June 20, 2025 at 2:00 p.m., at the Kolter Group LLC, 105 NE 1st Street, Delray Beach, Florida 33444.

Present:

William "Bill" Fife	Chair
Luis Carcamo	Vice Chair
Deborah Leonard	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 2:01 p.m. The Oath of Office was administered to Deborah Leonard before the meeting.

Supervisors Fife, Carcamo and Leonard were present. Supervisors Smith and Seifel were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Deborah Leonard [Seat 4] (the following will 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 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 Officers

FOURTH ORDER OF BUSINESS

Ratification of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-01. Mr. Fife nominated the following:

William "Bill" Fife	Chair
Luis Carcamo	Vice Chair
Debbie Leonard	Assistant Secretary
Jon Seifel	Assistant Secretary
Tim Smith	Assistant Secretary

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

Michael Caputo	Chair
Justin Frye	Assistant Secretary

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

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

On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Affidavit of Publication

B. Consideration of Resolution 2025-05, 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 2025-05. 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. This is a Landowner-contribution budget with expenses funded as they are incurred.

Regarding potential assessments, Mr. Earlywine stated there will be an asterisk indicating that there might be some assessments levied based on if lots close during the fiscal year.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, as amended if necessary; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-06 and read the title.

On MOTION by Mr. Carcamo and seconded by Mr. Fife, with all in favor, Resolution 2025-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Ratifying, Confirming, and Approving the Sale of the Reflection Bay Community Development District Special Assessment Bonds, Series 2025; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being In Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-07 and read the title.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, Resolution 2025-07, Ratifying, Confirming, and Approving the Sale of the Reflection Bay Community Development District Special Assessment Bonds, Series 2025; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being In Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolutions Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District and Providing for an Effective Date

- A. Resolution 2025-03: Remainder of Fiscal Year 2024/2025**
- B. Resolution 2025-04: Fiscal Year 2025/2026**

The following will be inserted into both Meeting Schedules:

DATES: Third Friday of each month

TIME: 2:00 PM

On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date; and 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, were adopted.

NINTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Deficit Funding Agreement

Mr. Earlywine presented the Fiscal Year 2026 Deficit Funding Agreement.

On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, the Fiscal Year 2026 Deficit Funding Agreement, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of March 21, 2025 Regular Meeting Minutes

On MOTION by Mr. Carcamo and seconded by Mr. Fife, with all in favor, the March 21, 2025 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine asked about the status of the project. A Board Member stated that pre-conference will be held regarding the PVC and work will commence thereafter. Mr. Earlywine

asked when the amenity will come online. It was noted that the amenity is being handled by DR Horton. It is not expected to be completed in Fiscal Year 2026.

B. District Engineer: WGI, Inc.

There was no report.

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

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**
- **Goals & Objectives Reporting**
- **Hard Copy Agendas vs Tablets**

The Board prefers tablets rather than hard copy agendas.

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

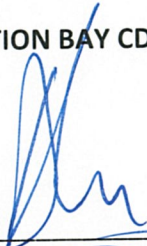
No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

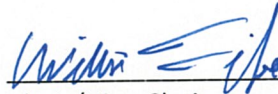
Adjournment

On MOTION by Mr. Carcamo and seconded by Mr. Fife, with all in favor, the meeting adjourned at 2:11 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair