

**ANTILLIA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
MARCH 21, 2025**

A. CALL TO ORDER

The March 21, 2025, Special Board Meeting of the Antillia Community Development District (the “District”) was called to order at 11:01 a.m. in the Goldbetter Miami Business Center Conference Room located at 1031 Ives Dairy Road, Bldg. 4, Suite 228, Miami, Florida 33179.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Special Board Meeting had been published in the *Miami Herald* on March 10, 2025, as legally required.

C. CONFIRM 2024 LANDOWNER ELECTION RESULTS

Mrs. Perez stated that Jon Seifel had received 45 votes; and Justin Frye had received 45 votes and were both elected to 4-year terms of office with each individual term of office expiring in November 2028. William “Bill” Fife received 44 votes; and therefore, was elected to a 2-year term of office and whose individual term of office shall expire in November 2026.

A **MOTION** was made by Supervisor Fife, seconded by Supervisor Smith and passed unanimously confirming the 2024 Landowner Election Results, as presented.

D. SEAT NEW BOARD MEMBERS AND ADMINISTER OATH OF OFFICE

Mrs. Perez seated the elected Board Members: Supervisors Jon Seifel, Justin Frye and William “Bill” Fife, thereby welcoming them to the Board.

Mrs. Perez, as Notary Public in the State of Florida, administered the Oaths of Office. The new Supervisors had been advised that a completed Form 1 (2024 Form-1) must be submitted within the next thirty (30) days using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via the link at Login - Electronic Financial Disclosure Management System (floridaethics.gov).

E. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance Vice Chairman Timothy Smith and Supervisors John Seifel and Willian “Bill” Fife.

Staff present included District Manager Gloria Perez of Special District Services, Inc.; and District Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were: Shirley Arteaga of First Service Residential; and Luis Carcamo of Kolter.

F. CONSIDER LETTERS OF RESIGNATION AND DECLARE BOARD VACANCIES

Mrs. Perez advised that she had received a letter of resignation from Supervisor Justin Frye and presented the same, noting the effective date was January 21, 2025.

A **MOTION** was made by Supervisor Fife, seconded by Supervisor Smith and unanimously passed accepting Justin Frye's resignation from Seat No. 4, effective January 21, 2025, and simultaneously declaring a vacancy in Seat No. 4.

Mrs. Perez advised that she had received a letter of resignation from Supervisor Michael Caputo and presented the same, noting the effective date was January 24, 2025.

A **MOTION** was made by Supervisor Fife, seconded by Supervisor Smith and unanimously passed accepting Michael Caputo's resignation from Seat No. 1, effective January 24, 2025, and simultaneously declaring a vacancy in Seat No. 1.

G. CONSIDER APPOINTMENTS TO VACANT SEATS AND ADMINISTER OATHS OF OFFICE

SEAT # 4

A **MOTION** was made by Supervisor Fife, seconded by Supervisor Smith and unanimously passed appointing Luis Carcamo to fill the vacancy and unexpired term of office in Seat No. 4, which term expires in 2028. The Oath of Office was provided to the newly appointed Board Member.

SEAT # 1

A **MOTION** was made by Supervisor Fife, seconded by Supervisor Smith and unanimously passed appointing Jeremy Camp to fill the vacancy and unexpired term of office in Seat No. 1, which term expires in 2026.

Mr. Camp was not present for this meeting therefore the Oath of Office is pending.

H. ELECTION OF OFFICERS

Mrs. Perez stated that it would now be in order to elect Officers of the District. She noted the roles of Armando Silva, Nancy Nguyen and herself regarding appointments to office and indicated that nominations would be in order for Chairperson and Vice-Chair with the remaining three Supervisors being designated as Assistant Secretaries.

The following slate of officers was nominated:

- Chairperson – William “Bill” Fife
- Vice Chairperson – Luis Carcamo
- Assistant Secretary – Jon Seifel
- Assistant Secretary – Tim Smith
- Secretary/Treasurer – Gloria Perez
- Assistant Secretaries - Armando Silva and Nancy Nguyen (District Managers with Special District Services, Inc., in Mrs. Perez's absence)

A **MOTION** was made by Supervisor Fife, seconded by Supervisor Smith and unanimously passed electing the above Slate of Officers, as nominated.

I. CONFIRM 2024 LANDOWNERS ELECTION RESULTS

This item was addressed earlier during the meeting.

J. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

K. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

L. APPROVAL OF MINUTES

1. June 4, 2024, Public Hearing & Special Board Meeting

The minutes of the June 4, 2024, Public Hearing & Special Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Smith, seconded by Supervisor Fife and passed unanimously approving the minutes of the June 4, 2024, Public Hearing & Special Board Meeting, as presented.

M. NEW BUSINESS

1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2023/2024 Amended Budget

Mrs. Perez presented Resolution No. 2025-01, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Fife, seconded by Supervisor Carcamo and unanimously passed adopting Resolution No. 2025-01, as presented.

2. Consider Resolution No. 2025-02 – Adopting Goals and Objectives

Mrs. Perez presented Resolution No. 2025-02, entitled:

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS,

**OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS;
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.**

A **MOTION** was made by Supervisor Smith, seconded by Supervisor Fife and passed unanimously adopting Resolution No. 2025-02, as presented.

3. Consider Resolution No. 2025-03 – Registered Agent Change

Mrs. Perez presented Resolution No. 2025-03, entitled:

RESOLUTION 2025-03

**A RESOLUTION OF THE ANTILLIA COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING MICHAEL J.
PAWELCZYK AS THE DISTRICT’S REGISTERED AGENT
AND DESIGNATING THE OFFICE OF BILLING, COCHRAN,
LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED
OFFICE**

A **MOTION** was made by Supervisor Fife, seconded by Supervisor Carcamo and passed unanimously adopting Resolution No. 2025-03, as presented.

**4. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Proposed Budget and
Setting a Public Hearing Date**

Mrs. Perez presented Resolution No. 2025-04, entitled:

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ANTILLIA
COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED
BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING
THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN
EFFECTIVE DATE.**

Mrs. Perez read the title of the resolution into the record and indicated that the presented budget was prepared based on the direction of Supervisor Fife for Board consideration.

Mrs. Perez noted that Supervisor Fife advised her that Wrathell Hunt would be taking over any letters and advertisements with regard to the FY 2025/2026 Final Budget.

A **MOTION** was made by Supervisor Smith, seconded by Supervisor Fife and unanimously passed adopting Resolution No. 2025-04, as presented, approving a Proposed Budget for FY 2025/2026 and Setting the Public Hearing for finalization for Friday, June 20, 2025. at 11:00 a.m. in the Conference Room of the Goldbetter Miami Business Center located at 1031 Ives Dairy Road, Bldg. 4, Suite 228,

Miami, Florida 33179; and further authorizing letters and advertisements to be handled by Wrathell Hunt as required.

5. Consider Change of District Management Service Provider

A **MOTION** was made by Supervisor Fife, seconded by Supervisor Carcamo and unanimously passed terminating the Special District Services, Inc. management services effective May 20, 2025.

A **MOTION** was made by Supervisor Fife, seconded by Supervisor Smith and unanimously passed to engage the District management service of Wrathell Hunt effective and authorizing the Chair to negotiate services and for District Counsel to review.

N. OLD BUSINESS

There were no Old Business items to come before the Board.

O. ADMINISTRATIVE MATTERS

Mrs. Perez noted that the Direct Bill for the O&M Assessment for the current FY 2024/2025 had a remaining balance of \$96,644.50. The full year billing amount is \$193,289 and paid to date is \$96,644.50. The remaining balance is \$96,644.50.

P. BOARD MEMBER COMMENTS


A discussion ensued regarding landscaping and the possibility of the District engaging service providers. District Counsel and Tim Smith confirmed that the lake bank services could be engaged but the other amenities and common areas were pending verification of conveyance.

A **MOTION** was made by Supervisor Fife, seconded by Supervisor Smith and unanimously passed authorizing the Chairman to engage landscape services for the lake bank area only and not exceed the budgeted amount for said services.

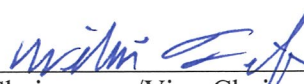
Q. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Smith, seconded by Supervisor Fife and passed unanimously adjourning the Special Board Meeting at 11:30 a.m.

ATTESTED BY



Secretary/Assistant Secretary



Chairperson/Vice-Chair