

**MINUTES OF MEETING  
ANTILLIA  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Antillia Community Development District held Public Hearings and a Regular Meeting on June 20, 2025 at 11:00 a.m., or as soon thereafter as the matter may be heard, at the Goldbetter Miami Business Center, Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

**Present:**

Bill Fife  
Luis Carcamo  
Jon Seifel

Chair  
Vice Chair  
Assistant Secretary

**Also present:**

Andrew Kantarzhi  
Ginger Wald  
Shirley Artega  
Willys Medina

District Manager  
District Counsel  
First Service Residential  
Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 11:03 a.m. Supervisors Seifel, Carcamo and Fife were present. Supervisor Smith and Supervisor-Elect Camp were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Mr. Kantarzhi stated members of the public for a different meeting are in attendance.  
No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Jeremy  
Camp [Seat 1] (the following will be  
provided under separate cover)**

This item was deferred.

**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****Consideration of District Management Transition Items**

Mr. Kantarzhi presented the following:

- A. Consideration of Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
- I. Consideration of Agreement for Management Services**

**On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date was adopted, and the Agreement for Management Services, attached as Exhibit A, was approved.**

- B. Consideration of Resolution 2025-05, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-05. Mr. Fife nominated the following slate:

Bill Fife	Chair
Luis Carcamo	Vice Chair
Jeremy Camp	Assistant Secretary
Timothy Smith	Assistant Secretary
Jon Seifel	Assistant Secretary
Craig Wrathell	Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer
Andrew Kantarzhi	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board as of June 19, 2025:

Gloria Perez	Secretary/Treasurer
Armando Silva	Assistant Treasurer
Nancy Nguyen	Assistant Treasurer

This Resolution removes the following from the Board as of June 20, 2025:

Michael Caputo	Chair
Justin Frye	Assistant Secretary

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

Bill Fife	Chair
Luis Carcamo	Vice Chair
Jon Seifel	Assistant Secretary
Tim Smith	Assistant Secretary

**On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, Resolution 2025-05, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

- C.     **Resolution 2025-06, Designating a Public Depository for Funds of the District and Providing an Effective Date**

**On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, Resolution 2025-06, Designating Truist Bank as a Public Depository for Funds of the District and Providing an Effective Date, was adopted.**

- D.     **Consideration of Resolution 2025-07, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

**On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, Resolution 2025-07, Directing the District Manager to Appoint the Chair, Treasurer and Assistant Treasurer as Signors on the Local Bank Account; and Providing an Effective Date, was adopted.**

- E.     **Consideration of Resolution 2025-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

**On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, Resolution 2025-08, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, as the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date, was adopted.**

**F. Consideration of Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

**G. Consideration of Strange Zone, Inc., Quotation #M25-026 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

**On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, Strange Zone, Inc., Quotation #M25-026 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2025/2026 Budget**

**A. Affidavit of Publication**

**B. Consideration of Resolution 2025-10 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 stated that the Fiscal Year 2026 Budget is the same version as the prior Management firm presented at the March 2025 meeting. Further changes are necessary based on the recent decision that the HOA will be responsible for Amenity costs.

Discussion ensued regarding the "Stormwater maintenance" and "Lake bank maintenance" items and, subject to confirmation from the District Engineer, adding a new "Stormwater Dewatering Program and Permit" line item and taking \$15,000 from the "Misc. field operations" budget to fund it.

The following changes will be made to the Fiscal Year 2026 Budget.

Page 2: Delete "Amenity" and "\$50,000"

Page 2: Delete "Property Insurance" and "\$15,000"

An updated version of the proposed Fiscal Year 2026 Budget with the new Projected Assessment amounts will be emailed to the Board.

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

**On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, Resolution 2025-10 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; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

#### **SIXTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law**

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2025-11, Providing for Funding for the Fiscal Year 2026 Adopted Budget(s); 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 2025-11.

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

On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, Resolution 2025-11, Providing for Funding for the Fiscal Year 2026 Adopted Budget(s); 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 2025-12, 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

Mr. Kantarzhi presented Resolution 2025-12. The Meeting Schedule is unchanged from the previously adopted Fiscal Year 2026 Meeting Schedule.

The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Change "June \_\_, 2026\*" to "June 19, 2026"

On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, Resolution 2025-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

**EIGHTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of May 31, 2025

On MOTION by Mr. Carcamo and seconded by Mr. Fife, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

**NINTH ORDER OF BUSINESS**

Approval of Minutes

- A. November 5, 2024 Landowner Meeting
- B. March 21, 2025 Special Board Meeting

On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, the November 5, 2024 Landowner Meeting Minutes and the March 21, 2025 Special Board Meeting Minutes, both as presented, were approved.

**TENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

Ms. Wald reminded the Board Members to file Form 1 electronically by July 1, 2025 and to report completion of the 2024 required ethics training when filing Form 1.

Ms. Wald stated that, since the last legislative session did not repeal the Goals and Objectives Reporting requirement, the Report for Fiscal Year 2026 and the findings related to the 2025 Goals and Objectives Reporting will be presented in October. Mr. Kantarzhi will email the Form 1 filing instructions.

**B. District Engineer: HSQ Group, Inc.**

There was no report.

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

- **UPCOMING MEETINGS**
  - **August 15, 2025 at 11:00 AM**
  - **September 19, 2025 at 11:00 AM**
  - **QUORUM CHECK**

**ELEVENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Carcamo and seconded by Mr. Fife, with all in favor, the meeting adjourned at 11.22 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

ANTILLIA CDD

June 20, 2025



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Secretary/Assistant Secretary



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Chair/Vice Chair