

**MINUTES OF MEETING  
ANTILLIA  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Antillia Community Development District held a Regular Meeting on January 16, 2026 at 11:00 a.m., or as soon thereafter as the matter could 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  
Leonardo Rodriguez (via telephone)  
Shirley Artega

District Manager  
District Counsel  
District Engineer  
First Service Residential

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 11:01 a.m.

Supervisors Seifel, Carcamo and Fife were present. Supervisor Smith and Supervisor-Elect Camp were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Acceptance of Jeremy Camp Notice of Intent to Decline Seat 1**

<p><b>On MOTION by Mr. Seifel and seconded by Mr. Carcamo, with all in favor, Jeremy Camp's Notice of Intent to Decline Seat 1, was accepted.</b></p>
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**FOURTH ORDER OF BUSINESS**

**Consider Appointment of Vanessa Perez to Fill Unexpired Term of Seat 1; Term Expires November 2026**

Mr. Fife nominated Ms. Vanessa Perez to fill Seat 1.

No other nominations were made.

**On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, the appointment of Ms. Vanessa Perez to fill Seat 1, was approved.**

- **Administration of Oath of Office (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**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [Seats 1, 2 & 5]**

Mr. Kantarzhi presented Resolution 2026-02. Seats 1, 2 and 5, currently held by Ms. Perez, Mr. Smith and Mr. Fife, will be up for election at the Landowners' Election.

**On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, Resolution 2026-02, Designating a Date, Time and Location of November 3, 2026 at 10:30 a.m., at the Goldbetter Miami Business Center, Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179, for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.**

## SEVENTH ORDER OF BUSINESS

### **Consider Acceptance of Conveyance of Access and Drainage Easement to Lake Tract B**

Ms. Wald presented the documents related to acceptance of conveyance of the Access and Drainage Easement to Lake Tract B. Items requested from the Developer were recently received. She noted the following changes to the Access and Drainage Easement Agreement:

Third Whereas Clause: Will state that it is a "perpetual, non-exclusive access and drainage easement."

Pages 2 through 4: Numbering of the items will be inserted and corrected, as necessary.

Page 2, Grant of Access Easement Section: Adding "agents and employees, and assigns of the District as the Grantee." Will state that it is a "perpetual, non-exclusive access and drainage easement" and language designating it as a "maintenance easement."

Maintenance: Adding the ability to restore along with the other items, including not just the outfalls, road inlets, drains and pipes, but also the lake banks and fountains, should they be added at some point.

Repair and Maintenance: Removing surrounding Grantors property. The CDD will only be agreeing to fixing the easement property if there is negligent use by the CDD.

Indemnification and Hold Harmless: Revisions to add that it applies only to the Grantee's negligent acts, and adding Sovereign Immunity, as the CDD waives no Sovereign Immunity.

Additional Paragraph: Paragraph 16 will be added to state that the Grantor covenants and represents to the Grantee that it is the fee simple owner of the easement property and has full right and lawful authority to grant and convey the easement property to the Grantee.

Ms. Wald stated that Exhibit A, which is the legal description, should include only Tract D and any other lands the District Engineer determines are necessary to gain access to the lake; verification from the District Engineer is pending.

**On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, acceptance of conveyance of the Access and Drainage Easement Agreement, and any documents associated with the conveyance, all in substantial final form and subject to District Counsel and the District Engineer’s review of the Access and Drainage Easement Agreement and associated documents, was approved.**

Mr. Rodriguez joined the meeting via telephone.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2026-03. The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: First Friday of each month.

TIME: 11:00 AM

**On MOTION by Mr. Carcamo and seconded by Mr. Fife, with all in favor, Resolution 2026-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2026-04. This Agreement was previously approved and is being presented due to some updates to the Agreement.

**On MOTION by Mr. Carcamo and seconded by Mr. Fife, with all in favor, Resolution 2026-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-05, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

**ELEVENTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

- A. October 1, 2024 - September 30, 2025 [Posted]**
- B. October 1, 2025 - September 30, 2026**

**On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, the 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Ratification of Flock Group, Inc. Master Services Agreement**

Ms. Wald discussed concerns with the Flock Group, Inc. (Flock) Agreement. She asked if the CDD will secure security services and asked where the equipment will be located, such as will it be on CDD property, in a Right-of-Way (ROW), or on HOA property. If located on HOA property, the CDD will need an easement.

This item was deferred, pending confirmation of the location and whether an easement is necessary.

**THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2025**

**On MOTION by Mr. Carcamo and seconded by Mr. Fife, with all in favor, the Unaudited Financial Statements as of November 30, 2025, were accepted.**

**FOURTEENTH ORDER OF BUSINESS**

**Approval of June 20, 2025 Public Hearings and Regular Meeting Minutes**

**On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, the June 20, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

Ms. Wald stated, once the conveyance and easement are finalized, the closing can proceed. She reminded the Board Members to file Form 1 electronically by July 1, 2026 and to report completion of the 2025 required ethics training when filing Form 1 in 2026.

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

There was no report.

**C. Field Operations: FirstService Residential, Inc.**

Regarding the tall grass along the lake bank, Ms. Artega stated the lake maintenance company does not have boat access to the lake, so they cannot maintain the tall grass.

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

- **NEXT MEETING DATE: February 20, 2026 at 11:00 AM**
  - **QUORUM CHECK**

With the newly adopted Fiscal Year 2026 Meeting Schedule, the next meeting will be held on February 6, 2026 rather than on February 20, 2026, unless cancelled.

**SIXTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SEVENTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, the meeting adjourned at 11.25 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

ANTILLIA CDD

January 16, 2026



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Secretary/Assistant Secretary



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Chair/Vice Chair