

Antillia Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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<https://antillacdd.org>

August 7, 2026

Board of Supervisors
Antillia Community Development District

Dear Board Members:

The Board of Supervisors of the Antillia Community Development District will hold Public Hearings and a Regular Meeting on August 14, 2026 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. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2026-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026/2027; 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
5. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2026-12, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
6. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates

ATTENDEES:

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

- A. Consideration of Resolution 2026-13, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025
7. Consideration of Resolution 2026-14, Granting the Chairman and Vice Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date
8. Consideration of Interlocal Access Agreement for Local Government Publication of Legal [Advertisements and Public Notices on County Designated Website]
9. Consideration of Resolution 2026-15, Authorizing and Approving the Change of Designated Registered Agent and Registered Office of Stellar North Community Development District
10. Consideration of Resolution 2026-05, Designating the Location of the Local District Records Office and Providing an Effective Date
11. Ratification Items
 - A. FirstService Residential Property Management, Inc. Addendum to Facilities Management Agreement
12. Acceptance of Unaudited Financial Statements as of June 30, 2026
13. Approval of May 8, 2026 Regular Meeting Minutes
14. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *HSQ Group, Inc.*
 - C. Field Operations: *FirstService Residential, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 4, 2026 at 11:00 AM

○ QUORUM CHECK

SEAT 1	VANESSA PEREZ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	TIMOTHY SMITH	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JON SEIFEL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	LUIS CARCAMO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	BILL FIFE	☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

15. Board Members' Comments/Requests

16. Public Comments

17. Adjournment

Should you 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