MINUTES OF MEETING
ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Ormond Station Community Development District held a Regular Meeting on May 22, 2025 at 11:00 a.m., at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, First Floor Conference Room, Bunnell, Florida 32110.

Present:

John Valantasis	Chair
Matthew Stolz	Vice Chair
Lou Avelli	Assistant Secretary
Chase Allen	Assistant Secretary
Sydney Kendrick	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Antonio Shaw	Operations Manager
Bennett Davenport (via telephone)	District Counsel

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 11:00 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2025-01, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2025-01. 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. The proposed Fiscal Year 2026 budget reflects on-roll and off-roll assessments as well as Landowner contributions on an as-needed basis. A Boundary Amendment and bond issuance will likely occur in early 2026. A reduced monthly Management Fee of $2,000 will be billed until bonds are issued. The Operations & Maintenance (O&M) budget takes the new phases coming online, Amberline and Woodside, into account.

Discussion ensued regarding the assignment of additional streetlights at an additional annual cost of $7,000 to the CDD, inclusion of contingency, potential adjustments to line items, budgeting processes, the ability to adjust the budget in advance of adoption and whether to defer adopting a proposed budget today and schedule a Special Meeting.

On MOTION by Mr. Avelli and seconded by Mr. Stolz, with all in favor, the meeting recessed at 11:18 a.m.

On MOTION by Mr. Valantasis and seconded by Mr. Allen, with all in favor, the meeting reconvened at 11:54 a.m.

The following changes were made to the proposed Fiscal Year 2026 budget:

Page 2: Increase “Rust Prevention” to “40,000”

Page 2: Increase “Contingencies” from “20,000” to “110,000”

On MOTION by Mr. Valantasis and seconded by Mr. Avelli, with all in favor, Resolution 2025-01, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 20, 2025 at 10:00 a.m. at the Flagler County Government Services Building, 1769 E. Moody Blvd., Bldg. 2, First Floor Conference Room, Bunnell, Florida 32110, if available; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, 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**

This item was deferred.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-03. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Resolution 2025-03, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

This item was deferred.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

EIGHTH ORDER OF BUSINESS **Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**

Mr. Kantarzhi presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Allen and seconded by Ms. Kendrick, with all in favor, Resolution 2025-06, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-07, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-07. This Resolution is necessary because total expenditures at the end of Fiscal Year 2024 exceeded the adopted budgeted appropriations.

On MOTION by Ms. Kendrick and seconded by Mr. Avelli, with all in favor, Resolution 2025-07, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Ratification Items**

Mr. Kantarzhi presented the following:

A. Acquisition of Gardenside Phase 1 at Ormond Station Improvements

B. Assignment of Responsibility [Hunter's Ridge Blvd Roundabout]

C. Earth Care Industries, Inc., Agreement for Chlorination Services

D. The Greenery of North Florida, Inc. d/b/a The Greenery Inc.

I. Second Amendment to Landscape & Irrigation Services Agreement

II. Third Amendment to Landscape & Irrigation Services Agreement

E. Tuff Turf, Inc., Agreement for Services [Well Tank Installation]

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, Items 10A through 10E, as presented, were ratified.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2025**

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

TWELFTH ORDER OF BUSINESS **Approval of August 29, 2024 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Avelli and seconded by Mr. Stolz, with all in favor, the August 29, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Davenport stated that his office is preparing the Boundary Amendment; a formal Resolution will be presented at the next meeting.

On MOTION by Mr. Stolz and seconded by Mr. Avelli, with all in favor, authorizing the Chair and Staff to proceed with preparation and filing of any documentation necessary to amend the District's boundaries, and authorizing the Chair and Staff to act as agents for the District concerning all matters pertaining to the Boundary Amendment, was approved.

B. District Engineer: Madden, Moorhead & Stokes, LLC

There was no report.

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

Mr. Shaw stated that Roadside has been without water for approximately six days due to an electrical connectivity issue with the bladder tanks. He will verify that the issue has been rectified and seek to ensure that the same does not occur in Gardenside.

Mr. Shaw discussed damage to irrigation in the roundabout that was caused by cable installations. He will inform the Board which contractor is responsible so the CDD can seek reimbursement for the damages.

Mr. Kantarzhi will ensure that Mr. Reid receives meeting invites.

- **Property Insurance on Vertical Assets**

Mr. Kantarzhi stated the roundabout is insured. He asked if there are any other vertical assets that are not currently insured by the HOA that should be insured by the CDD, such as lift stations, pump stations, walls, fences, monuments, etc.

Discussion ensued regarding monuments to be insured by the CDD.

Mr. Kantarzhi will confer with the insurance carrier and provide direction regarding costs to insure the wells and bladder tanks, and applicable deductibles.

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

The next meeting will be held on August 20, 2025 at 10:00 a.m.

D. Field Operations: Wrathell, Hunt and Associates, LLC

This item was discussed during Item 13C.

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

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Valantasis and seconded by Ms. Kendrick., with all in favor, the meeting adjourned at 12:16 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair