MINUTES OF MEETING
ORMOND STATION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Ormond Station Community Development District held Public Hearings and a Regular Meeting on August 28, 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
Jere Earlywine (via telephone)	District Counsel
Dave Reid (via telephone)	District Engineer
Christopher Sidor	Resident
James Cifuentes	Resident
Martha Torres	Resident
Alan Hooker	Resident
Catherine Cichowski	Resident
Sylvia Dooley	Resident

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**

Mr. Kantarzhi explained the protocols for public comment.

Resident Christopher Sidor asked if a meeting agenda was sent to residents before today's meeting. Mr. Kantarzhi stated agendas are not emailed to residents; rather, they are posted on the CDD's website, along with the budgets and minutes. Asked how much advance notice is required prior to meetings, Mr. Kantarzhi stated unscheduled regular meetings need to be advertised at least seven days in advance. Public hearings, depending on the purpose, require 20, 30 or 60 days where advertisements are published in the local newspaper consecutively for a specific number of weeks. Mr. Earlywine stated the CDD's annual meeting schedule is published at the beginning of the fiscal year, which runs October 1 through September 30; 12 meetings are scheduled per year, but most meetings are canceled. The meeting schedule and cancellations are on the website.

THIRD ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2025-08, 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 presented Resolution 2025-08. He stated the proposed Fiscal Year 2026 budget is unchanged from when it was last presented.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the Public Hearing was opened.

Mr. Sidor asked if residents are ever contacted for input on the budget. Mr. Kantarzhi stated the Board has the ultimate decision-making. Management gathers quotes and creates a proposed budget for the Board to review and consider. Mr. Earlywine reiterated that the fiscal year runs October 1 through September 30. The District is required to hold two budget-related meetings; the first, which must occur by June 15, is to introduce the proposed budget, and the other generally occurs in the August timeframe and is to hold the public hearing and adopt the budget. In terms of soliciting input, residents should at least attend those two meetings. If there will be an increase in assessments, mailed notices are sent to the property owners advising of the increase so they can attend and comment on the budget if they wish.

Asked about guidelines for Board transition, Mr. Kantarzhi stated the Board can transition from Developer-controlled to resident-controlled after six years and when there are at least 250 registered voters residing within the CDD. Mr. Earlywine explained that this is a five-member Board of Supervisors. The seats are staggered, such that usually two or three seats are elected in each two-year election cycle. He discussed the Board transition process and the Landowners' and General Election processes. Asked when the six-year timeline starts, Mr. Earlywine stated it starts when the CDD is fully established, which, in this case, was May 19, 2023.

On MOTION by Mr. Valantasis and seconded by Mr. Allen, with all in favor, the Public Hearing was closed.

Mr. Shaw stated the budget needs to be amended, as master valves must be installed in Sunnyside and Woodside, for a total of $20,140. He recommended funding it from the "Contingencies" line item. In response to a question regarding the Sunnyside landscape plans, Mr. Shaw stated the new contract for landscaping, including Woodside, is $48,941. Staff added an additional $6,000 to account for Sunnyside coming online.

On MOTION by Mr. Valantasis and seconded by Mr. Allen, with all in favor, Resolution 2025-08, 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.

FOURTH 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 2025-09, 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 2025-09 and read the title.

On MOTION by Mr. Valantasis and seconded by Mr. Avelli, with all in favor, the Public Hearing was opened.

Mr. Sidor asked how assessments are collected from homeowners. Mr. Kantarzhi stated the assessments will be on the property tax bill. Asked if the current cap of $658 per household will increase to $700 for Fiscal Year 2026, Mr. Kantarzhi stated that is the on-roll amount on an annual basis, it can increase or decrease.

Resident Allan Hooker asked if the $700 assessment covers everything, including the irrigation and recycling. Mr. Shaw stated the assessment amount covers CDD Operations and Maintenance (O&M); the recycled water is completely separate.

Resident Sylvia Dooley asked about the criteria for transferring irrigation responsibility from the builder to the CDD. Mr. Kantarzhi stated all irrigation concerns on individual lots will be addressed later in the meeting during the second public comments section.

On MOTION by Mr. Valantasis and seconded by Mr. Avelli, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Valantasis and seconded by Mr. Allen, with all in favor, Resolution 2025-09, 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.

FIFTH ORDER OF BUSINESS Consideration of Fiscal Year 2026 Deficit Funding Agreement

Mr. Kantarzhi presented the Fiscal Year 2026 Deficit Funding Agreement between the CDD and DR Horton.

On MOTION by Mr. Valantasis and seconded by Mr. Avelli, with all in favor, the Fiscal Year 2026 Deficit Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-10, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Flagler County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2025-10 and read the title.

On MOTION by Mr. Stolz and seconded by Ms. Kendrick, with all in favor, Resolution 2025-10, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Flagler County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, was adopted.

A. Consideration of Boundary Amendment Funding Agreement

On MOTION by Mr. Stolz and seconded by Mr. Valantasis, with all in favor, the Boundary Amendment Funding Agreement, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS **Discussion/Consideration: Landscape Bid Summary Comparisons**

A. Gardenside

B. Groveside

C. Woodside

Mr. Shaw recalled previously advising the Board that the current landscaper was increasing its price by 28%, and the Board directed Staff to go out to bid. He presented the Bid

Summary Comparison, which includes quotes from Juniper, Brightview, The Greenery and Earth Care. Management's recommendation is to engage Earth Care, as it is the most affordable and most responsive bidder. In response to a question regarding total annual costs, Mr. Shaw stated, The Greenery is $61,724, Juniper is $62,152, Earth Care is $48,941 and Brightview is $49,057.

Discussion ensued regarding scope of work, technical comments from Sunscape and the termination clauses for the current contract with The Greenery and the Earth Care contract.

On MOTION by Mr. Avelli and seconded by Mr. Valantasis, with all in favor, terminating the landscape contract with The Greenery, was approved.

On MOTION by Mr. Avelli and seconded by Mr. Valantasis, with all in favor, engaging Earth Care, at an annual cost of $48,941 effective October 1, 2025, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Kantarzhi presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Valantasis and seconded by Mr. Stolz, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Kantarzhi noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Allen and seconded by Mr. Avelli, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

NINTH 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**

Mr. Kantarzhi presented Resolution 2025-02.

Meetings will be held on second Thursday of the month at 10:00 a.m., subject to room availability.

On MOTION by Mr. Valantasis and seconded by Mr. Avelli, with all in favor, 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, was adopted.

TENTH 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.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of July 31, 2025**

On MOTION by Ms. Kendrick and seconded by Mr. Avelli, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

TWELFTH ORDER OF BUSINESS **Approval of May 22, 2025 Regular Meeting Minutes**

On MOTION by Mr. Allen and seconded by Mr. Avelli with all in favor, the May 22, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated work on the Boundary Amendment is underway and once that is processed, the CDD will be able to issue its first series of bonds, which should take approximately four months.

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

There was no report.

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

Mr. Shaw presented the following CU Irrigation proposal.

- **Discussion/Consideration: CU Irrigation Services LLC, Scope & Fee Proposal**

On MOTION by Mr. Avelli and seconded by Mr. Stolz, with all in favor, the CU Irrigation Services LLC, Scope & Fee Proposal, was approved.

Mr. Shaw stated that the irrigation system is currently being inspected; there are several variant issues. The number one issue that the inspector is encountering on the lots is that 70% to 80% of the residents have touched the solenoids on their systems and cut the system on and off but nobody is admitting it. The system will always misfire if it is touched by a non-professional; this is creating a major issue with the system.

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

- **57 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

The next meeting will be held on October 9, 2025 at 10:00 a.m., unless cancelled.

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

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

Mr. Sidor expressed appreciation to the Board and Staff for their patience and dedication, asked the Board to consider changing the meeting times to 5:00 p.m., and asked if residents will receive the Engineer's Report. Mr. Kantarzhi stated the infrastructure and inspection report is a public record and Staff can circulate it.

Resident Martha Torres asked the Board to consider changing the meeting time to later in the day so that more residents can attend. She voiced her opinion that the irrigation system worked more efficiently when DR Horton was managing it. She thinks residents need an irrigation schedule that works. Mr. Shaw stated Staff is working on ways to mitigate the situation.

Mr. Hooker stated residents were told they are responsible for adjusting their systems and no one informed him not to do so; if someone had, he would not have tampered with it.

Mr. Shaw stated, regarding the system, residents should advise him of when their vendors will be on site and he will coordinate with the CDD landscaper to turn the system on to provide irrigation to various properties, so the irrigation system can be corrected. Asked what will happen if the irrigation system cannot be repaired and resident lawns dry up, Mr. Shaw stated that is not an option; Staff is working on resolving this issue in the near term.

Mr. Shaw stated Staff relies on the landscapers to adjust the system up or down based on what is needed. The new landscape vendor will re-program the entire system.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Allen and seconded by Ms. Kendrick., with all in favor, the meeting adjourned at 12:00 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

___________________________________ Secretary/Assistant Secretary

___________________________________ Chair/Vice Chair