

**MINUTES OF MEETING
DEAN RIVER
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of Dean River Community Development District was held on September 22, 2025 at 11:00 a.m., at Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174.

Present:

Cindy Cerbone	District Manager/Proxy Holder
Chris Conti	Wrathell, Hunt and Associates, LLC
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Jere Earlywine	District Counsel
William Zeh (via telephone)	District Engineer
Steven Boyette	
Christina Lindsay	
Carmen Tarantino	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mc Cerbone called the meeting to order at 11:02 a.m.

Those present are listed above.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Ms. Cerbone served as Chair to conduct the Landowners' meeting.

Ms. Cerbone was the designated Proxy Holder for Strada Development LLC, the owner of two parcels totaling 179.894 acres, equating to 181 voting units. Ms. Cerbone is eligible to cast up to 181 votes per seat.

FOURTH ORDER OF BUSINESS

Election of Supervisors [All Seats]

A. Nominations

Ms. Cerbone nominated the following:

- Seat 1 Steven Boyette
- Seat 2 Christina Lindsay
- Seat 3 Carmen Tarantino
- Seat 4 Garret Parkinson
- Seat 5 Milton Andrade

No other nominations were made.

B. Casting of Ballots

- **Determine Number of Voting Units Represented**

A total of 181 voting units were represented.

- **Determine Number of Voting Units Assigned by Proxy**

All voting units were assigned by proxy to Ms. Cerbone.

Ms. Cerbone cast the following votes:

- Seat 1 Steven Boyette 80 Votes
- Seat 2 Christina Lindsay 80 Votes
- Seat 3 Carmen Tarantino 100 Votes
- Seat 4 Garret Parkinson 100 Votes
- Seat 5 Milton Andrade 80 Votes

C. Ballot Tabulation and Results

Ms. Cerbone reported the following ballot tabulation, results and term lengths:

- Seat 1 Steven Boyette 80 Votes 2-year Term
- Seat 2 Christina Lindsay 80 Votes 2-year Term
- Seat 3 Carmen Tarantino 100 Votes 4-year Term
- Seat 4 Garret Parkinson 100 Votes 4-year Term
- Seat 5 Milton Andrade 80 Votes 2-year Term

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

There were no Landowners' questions or comments.

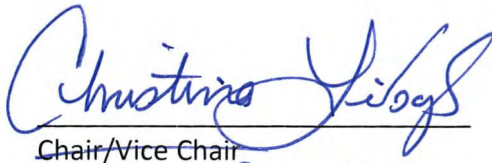
SIXTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 11:03 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair
Assistant Secretary