

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

The Board of Supervisors of the Dean River Community Development District held an Organizational Meeting on September 22, 2025, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 11:00 a.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174.

**Present:**

Steven Boyette  
Christina Lindsay  
Carmen Tarantino

Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Cindy Cerbone  
Chris Conti  
Jamie Sanchez  
Jere Earlywine  
William Zeh (via telephone)

District Manager/Proxy Holder  
Wrathell, Hunt and Associates, LLC  
Wrathell, Hunt and Associates, LLC  
District Counsel  
Interim District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 11:09 a.m. and noted that the Landowners' Election was held just prior to this meeting. The Oath of Office was administered to Supervisors-Elect Boyette, Lindsay and Tarantino before the meeting; therefore, a quorum was established for today's meeting.

Supervisors Boyette, Lindsay and Tarantino were present. Supervisors-Elect Andrade and Parkinson were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**GENERAL DISTRICT ITEMS**

This item was discussed during the First Order of Business.

The following items were provided and explained:

**A. Required Ethics Training and Disclosure Filing**

• **Sample Form 1 2023/Instructions**

Ms. Cerbone stated that Ms. Sanchez will email the Board Members with instructions pertaining to an email that they will receive from the Florida Commission on Ethics with a registration link and information about filing Form 1 electronically. She discussed the annual requirement for Board Members to complete four hours of ethics training. Based on the timing of their election, this training is not required for the new Board Members until the next calendar year; therefore, they must complete the training by December 31, 2026. Completion will be noted when filing Form 1 in 2027.

**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**

Ms. Cerbone discussed potential conflicts of interest that might require a Board Member to abstain from a vote. She stated that the Board Members will complete Form 8B to disclose their employment and/or business affiliation with the Landowner or Developer, which will be kept on file for use when necessary. She paraphrased Form 8B, which states the following:

“I am a member of the Board of Supervisors of the Dean River Community Development District created under Chapter 190, Florida Statutes, and I am a principal, employee and/or business associate, or relative, of a landowner in the District. Decisions potentially affecting the landowner may come before the Board from time to time. Pursuant to Section 112.3143(3)(b), and 190.007(1), Florida Statutes, I understand that I do not have a conflict of interest when voting on such matters, and that I am not prohibited from voting on such matters. That said, I am filing this disclosure of voting conflict in an abundance of caution, and to follow the procedures required by section 112.3143, Florida Statutes, and for the duration of my term and any subsequent terms.”

Ms. Cerbone discussed Sunshine Law requirements and stated that Board Members should immediately send all public records requests to District Management, as District Management will respond to the requests. Board Members should keep CDD records, documents, meeting notes and emails separate from their personal records.

Mr. Earlywine discussed the importance of complying with the Sunshine Law, public records laws and ethics laws. He discussed the requirement to disclose gifts in excess of \$100 from a non-relative or lobbyist; gifts valued over \$100 from a lobbyist are prohibited. Civil and criminal penalties are associated with the Sunshine Law and public records law violations, particularly with email communications and meetings outside the office. District Staff should be contacted with any questions.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01, Electing Certain Officers of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-01. Mr. Boyette nominated the following slate:

- |                   |                     |
|-------------------|---------------------|
| Steven Boyette    | Chair               |
| Milton Andrade    | Vice Chair          |
| Craig Wrathell    | Secretary           |
| Christina Lindsay | Assistant Secretary |
| Carmen Tarantino  | Assistant Secretary |
| Garret Parkinson  | Assistant Secretary |
| Jamie Sanchez     | Assistant Secretary |
| Cindy Cerbone     | Assistant Secretary |
| Craig Wrathell    | Treasurer           |
| Jeffrey Pinder    | Assistant Treasurer |

No other nominations were made.

**On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, Resolution 2025-01, Electing, as nominated, Certain Officers of the District, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a**

**Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, Resolution 2025-02, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners’ Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-03, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-03. The following results of the Landowners’ Election will be inserted into Sections 1 and 2 of Resolution 2025-03:

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

**On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, Resolution 2025-03, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**ORGANIZATIONAL ITEMS**

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Organizational Items:**

- A. Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
  - **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Ms. Cerbone presented Resolution 2025-04 and the Fee Schedule and Management Agreement. A reduced monthly Management Fee of \$2,000 will be billed until bonds are issued.

Mr. Earlywine discussed the timing of bond issuance and estimated that bonds will be issued in February 2026.

**On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.**

**B. Resolution 2025-05, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: Kutak Rock LLP**

**On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, Resolution 2025-05, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.**

**C. Resolution 2025-06, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date**

**On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, Resolution 2025-06, Designating Craig Wrathell as the Registered Agent and Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431 as the Registered Office of the District and Providing for an Effective Date, was adopted.**

**D. Resolution 2025-07, Appointing an Interim District Engineer for the Dean River Community Development District, Authorizing Its Compensation and Providing for an Effective Date**

- **Interim District Engineering Agreement: Madden, Moorhead & Stokes, LLC**

**On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, Resolution 2025-07, Appointing an Interim District Engineer for the Dean River Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim District Engineering Agreement, was approved.**

**E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

**On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, the RFQ for Engineering Services and authorizing Staff to advertise, was approved.**

**F. Board Member Compensation: 190.006 (8), F.S.**

The Board Members declined compensation.

**G. Resolution 2025-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

**On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, Resolution 2025-08, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and a venue located within Volusia County, Florida as the Principal Headquarters of the District and Providing an Effective Date, was adopted.**

**H. Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date**

Discussion ensued regarding utilizing the Amenity Center, which is projected to be constructed by December 2026.

**On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, Resolution 2025-09, Designating the Amenity Center area as the Location of the Local District Records Office and Providing an Effective Date, conditional upon completion of building the Amenity Center, was adopted.**

**I. Resolution 2025-10, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date**

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Discussion ensued regarding general liability insurance, leasing of streetlights, the Amenity Center, and Field Operations management.

**On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, Resolution 2025-10, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.**

**J. Resolution 2025-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be**

Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, Resolution 2025-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- K. Resolution 2025-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and an Effective Date

On MOTION by Mr. Tarantino and seconded by Ms. Lindsay, with all in favor, Resolution 2025-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and an Effective Date, was adopted.

- L. Resolution 2025-13, Granting the Chair and Vice Chair 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

On MOTION by Mr. Tarantino and seconded by Ms. Lindsay, with all in favor, Resolution 2025-13, Granting the Chair and Vice Chair 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, was adopted.

- M. Resolution 2025-14, Authorizing the Chairperson and Vice Chairperson to Take the Necessary Actions to Award Certain Contracts, Agreements and Other Documents; and Providing an Effective Date

On MOTION by Mr. Tarantino and seconded by Mr. Boyette, with all in favor, Resolution 2025-14, Authorizing the Chairperson and Vice Chairperson to Take the Necessary Actions to Award Certain Contracts, Agreements and Other Documents; and Providing an Effective Date, was adopted.

- N. Resolution 2025-15, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Dean River Community Development District

On MOTION by Mr. Tarantino and seconded by Ms. Lindsay, with all in favor, Resolution 2025-15, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Dean River Community Development District, was adopted.

- O. Authorization of Request for Proposals (RFP) for Annual Audit Services
  - Designation of Board of Supervisors as Audit Committee

On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, authorizing the RFP for Annual Audit Services, authorizing Staff to advertise and designating the Board of Supervisors as the Audit Committee, were approved.

- P. Strange Zone, Inc., Quotation #M25-032 for District Website Design, Maintenance and Domain Web-Site Design Agreement

On MOTION by Mr. Tarantino and seconded by Mr. Boyette, with all in favor, Strange Zone, Inc., Quotation #M25-032 for District Website Design, Maintenance and Domain Web-Site Design Agreement, was approved.

- Q. Resolution 2025-16, Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
  - I. Rules of Procedure
  - II. Notices [Rule Development and Rulemaking]

On MOTION by Ms. Lindsay and seconded by Mr. Boyette, with all in favor, Resolution 2025-16, to Designate December 9, 2025 at 11:00 a.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174, as the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- R. Resolution 2025-17, 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.

**S. Resolution 2025-18, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Cerbone 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.

**On MOTION by Mr. Tarantino and seconded by Ms. Lindsay, with all in favor, Resolution 2025-18, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**T. Resolution 2025-19, Authorizing an Individual Designated by the Board of Supervisors, to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements As Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for The Purchase Of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date**

The consensus was not to designate a Purchasing Agent at this time.

**On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, Resolution 2025-19, Authorizing an Individual Designated by the Board of Supervisors, to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements As Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for The Purchase Of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**U. Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Cerbone discussed the requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2026. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

**On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, the Goals and Objectives and the Performance Measures and Standards & Annual Reporting Form, were approved.**

**V. Consideration of E-Verify Memorandum**

This is related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

**On MOTION by Mr. Tarantino and seconded by Ms. Lindsay, with all in favor, acknowledging the E-Verify requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.**

**BANKING ITEMS**

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Following Banking Items:**

**A. Resolution 2025-20, Designating a Public Depository for Funds of the District and Providing an Effective Date**

**On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, Resolution 2025-20, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.**

**B. Resolution 2025-21, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; And Providing an Effective Date**

**On MOTION by Mr. Tarantino and seconded by Ms. Lindsay, with all in favor, Resolution 2025-21, Directing the District Manager to Establish a Local Bank**

**Account and Appoint Signors on the Account; And Providing an Effective Date, was adopted.**

- C. Resolution 2025-22, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date**

**On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, Resolution 2025-22, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.**

**BUDGETARY ITEMS**

**NINTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary Items:**

- A. Resolution 2025-23, Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-23 and the proposed Fiscal Year 2025 budget. This is a partial year, Developer-contribution budget, with expenses funded as they are incurred.

Discussion ensued regarding splitting expenses between Maronda Homes and Highland Homes based on the number of lots, believed to be 233 and 142, respectively.

Ms. Cerbone stated that the proposed Fiscal Year 2025 and Fiscal Year 2026 budgets will be amended to include revenue line items from two Landowner/Developer entities split based upon the number of units.

**On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, Resolution 2025-23, Approving the Proposed Budget for Fiscal Year 2024/2025, as amended to split the revenue line items between Maronda Homes and Highland Homes based upon the number of units, and Setting a Public Hearing Thereon Pursuant to Florida Law for December 9, 2025 at 11:00 a.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174; Addressing Severability; and Providing for an Effective Date, was adopted.**

- B. Fiscal Year 2024/2025 Budget Funding Agreement**

**On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, the Fiscal Year 2024/2025 Budget Funding Agreement, in substantial form subject to the funding split between Maronda Homes and Highland Homes, was approved.**

**C. Resolution 2025-24, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-24 and the proposed Fiscal Year 2026 budget. This is a Developer-contribution budget, with expenses funded as they are incurred. Like the proposed Fiscal Year 2025 budget, the Fiscal Year 2026 budget will be amended to include revenue line items from two Landowner/Developer entities split based upon the number of units.

The following additional change was made to the proposed Fiscal Year 2026 budget:

Page 1: Change "Website ADA compliance" to \$145

**On MOTION by Mr. Tarantino and seconded by Ms. Lindsay, with all in favor, Resolution 2025-24, as amended to split the revenue line items between Maronda Homes and Highland Homes based upon the number of units and as outlined, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for December 9, 2025 at 11:00 a.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174; Addressing Severability; and Providing for an Effective Date, was adopted.**

**D. Fiscal Year 2025/2026 Budget Funding Agreement**

**On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, in substantial form subject to the funding split between Maronda Homes and Highland Homes, was approved.**

**E. Resolution 2025-25, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

**On MOTION by Ms. Lindsay and seconded by Mr. Tarantino, with all in favor, Resolution 2025-25, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current**

**Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.**

- F. Resolution 2025-26, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Ms. Cerbone discussed the \$5,000 monetary threshold specified in Resolution 2025-26.

**On MOTION by Ms. Lindsay and seconded by Mr. Tarantino, with all in favor, Resolution 2025-26, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

- G. Resolution 2025-27, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

**On MOTION by Ms. Lindsay and seconded by Mr. Tarantino, with all in favor, Resolution 2025-27, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.**

- H. Resolution 2025-28, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-28 and discussed the Prompt Payment Policy.

Discussion ensued regarding changing of the name of the Development to “Hontoon Reserve” and whether or not to rename the CDD.

Ms. Cerbone stated that, while a name change is possible, complications can arise. Invoices must be in the name of the Dean River CDD in order to be paid.

**On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, Resolution 2025-28, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

- I. Resolution 2025-29, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

On MOTION by Mr. Tarantino and seconded by Ms. Lindsay, with all in favor, Resolution 2025-29, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

**BOND FINANCING ITEMS**

**TENTH ORDER OF BUSINESS**

Consideration of the Following Bond Financing Related Items:

Mr. Earlywine presented the following:

- A. Bond Financing Team Funding Agreement

On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

- B. Engagement of Bond Financing Professionals

- I. Resolution 2025-30, Appointing an Investment Banker in Contemplation of the Issuance of Dean River Community Development District Special Assessment Revenue Bonds [FMSbonds, Inc.]

On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, Resolution 2025-30, Appointing FMSbonds, Inc. as Investment Banker in Contemplation of the Issuance of Dean River Community Development District Special Assessment Revenue Bonds, was adopted.

- II. Resolution 2025-31, Appointing Bond Counsel in Contemplation of the Issuance of Dean River Community Development District Bonds [Nabors, Giblin & Nickerson]

On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, Resolution 2025-31, Appointing Nabors, Giblin & Nickerson as Bond Counsel in Contemplation of the Issuance of Dean River Community Development District Bonds, was adopted.

**III. Resolution 2025-32, Appointing Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Dean River Community Development District Bonds [U.S. Bank, N.A.]**

**On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, Resolution 2025-32, Appointing U.S. Bank, N.A. as Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Dean River Community Development District Bonds, was adopted.**

**C. Resolution 2025-33, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-33. This Resolution enables placement of the assessments on the tax bill utilizing the services of the Property Appraiser and Tax Collector.

**On MOTION by Mr. Tarantino and seconded by Ms. Lindsay, with all in favor, Resolution 2025-33, Designating December 9, 2025 at 11:00 a.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174 as the Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**D. Presentation of Engineer’s Report**

Mr. Zeh presented the Engineer’s Report dated September 19, 2025, and noted the following:

- Phase 1 construction is underway, including ponds, roadways and utilities.
- 233 units are anticipated within the existing boundary.
- A pending revision with Volusia County is expected to adjust off-site roadway improvements and roadway connection to Highland Homes and future expansion for the CDD.

Discussion ensued regarding delays and communications related to County approval of the entrances. It is unlikely that the CDD will lose one lot, as the entrance and the 50’ right-of-way (ROW) were approved. Cobb Cole is assisting in this matter.

Mr. Zeh stated there is no room there to dedicate any additional ROW.

Mr. Earlywine stated the Engineer’s Report includes the findings required to move forward today, from an Engineering perspective, including that the project benefits the property within the CDD’s boundaries in the amount of the cost estimate and that the costs are reasonable in light of market conditions.

**On MOTION by Mr. Boyette and seconded by Ms. Lindsay, with all in favor, the Engineer’s Report dated September 19, 2025, as amended, for purposes of bond validation and assessment levy, was approved.**

Discussion ensued regarding the need to determine whether there is a desire to pursue a CDD name change in conjunction with pursuing a Boundary Amendment.

**E. Presentation of Master Special Assessment Methodology Report**

Ms. Cerbone presented the Master Special Assessment Methodology Report dated September 22, 2025. She reviewed the pertinent information and discussed the Development Program, Capital Improvement Plan (CIP), Financing Program, Assessment Methodology, Equivalent Residential Units (ERUs), lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. She noted the following:

- The Methodology takes into consideration the Engineer’s Report including the location, number of units and the anticipated Boundary Amendment.
- 233 units are currently anticipated; a Boundary Amendment would add 142 units for a total of 375.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$31,305,000 to finance a portion of the CIP costs in the estimated total amount of \$22,636,373.68.
- No bond assessments are allocated to any private amenities or governmental property.

Ms. Cerbone discussed the Equivalent Residential Unit (ERU) weightings. Table 5 will be updated to split the units in the existing boundary from the units in the anticipated Boundary Extension; while the table will be split, the dollar amounts will not change.

Mr. Earlywine stated that the Reports include the findings required to move forward today for the assessments to be valid, including that the CDD receives sufficient benefit from the project to justify the assessments included in the Engineer’s Report and the Methodology, and that the assessments are fairly and reasonably allocated. The assessments are allocated on a front footage basis, consistent with Florida Statute.

**On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, the Master Special Assessment Methodology Report dated September 22, 2025, for purposes of bond validation and assessment levy, was approved.**

- F. **Resolution 2025-34, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Mr. Earlywine presented Resolution 2025-34.

**On MOTION by Mr. Tarantino and seconded by Ms. Lindsay, with all in favor, Resolution 2025-34, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for December 9, 2025 at 11:00 a.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.**

- G. **Resolution 2025-35, Authorizing the issuance of Not to Exceed \$31,305,000 Dean River Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of A Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date**

Mr. Earlywine presented Resolution 2025-35, which accomplishes the following:

- Authorizes the issuance of bonds not exceeding \$31,305,000 to finance a portion of the public infrastructure necessary for the development of the Capital Improvement Plan.
- Approves the form of the Master Trust Indenture.
- Authorizes District Counsel to file for bond validation.

**On MOTION by Mr. Tarantino and seconded by Ms. Lindsay, with all in favor, Resolution 2025-35, Authorizing the issuance of Not to Exceed \$31,305,000 Dean River Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of A Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, and authorizing the Chair to execute, was adopted.**

**PROJECT ITEMS**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of the Following Project Related Items:**

Mr. Earlywine presented the following:

**A. Acquisition Agreement**

**On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, the Acquisition Agreement, in substantial form, was approved.**

It was noted that nothing can be turned over directly to the utilities without being turned over to the CDD first. The Board should be notified when utilities near substantial completion.

Mr. Zeh stated that the City provides water and sewer service for the Dean River portion of the project; water and sewer providers have not been determined for the future Highlands Homes portion of the project. It is estimated that the project could reach substantial completion in December or late January.

**B. Temporary Construction Easement**

**On MOTION by Mr. Tarantino and seconded by Ms. Lindsay, with all in favor, the Temporary Construction Easement, in substantial form, was approved.**

**C. Resolution 2025-36, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Volusia 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. Earlywine presented Resolution 2025-36 and the Boundary Amendment Funding Agreement. He stated that Mr. Andrade would like to wait on the Boundary Amendment for a time. However, approval will be requested today so that a petition can be filed expeditiously.

Ms. Cerbone noted that a name change might also be filed at that time.

**On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, Resolution 2025-36, Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Volusia 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, and the Boundary Amendment Funding Agreement, was approved.**

**D. Boundary Amendment Funding Agreement**

This item was discussed and approved in conjunction with Item 11C.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated that the next step is to file for bond validation with the court. He expects that bond issuance can occur in February 2026.

**B. District Engineer (Interim): Madden, Moorhead & Stokes, LLC**

There was no report.

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

The next meeting will be held on December 9, 2025 at 11:00 a.m., at this location.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**FOURTEENTH ORDER OF BUSINESS**


**Public Comments**

No members of the public spoke.

**FIFTEENTH ORDER OF BUSINESS**

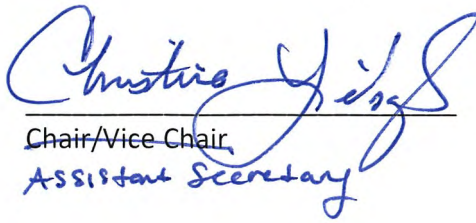
**Adjournment**

**On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, the meeting adjourned at 12:44 p.m.**



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Secretary/Assistant Secretary



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Chair/Vice Chair,  
Assistant Secretary