MINUTES OF MEETING
DEAN RIVER
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Dean River Community Development District held a Regular Meeting on June 22, 2026 at 2:00 p.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, Florida 32174.

Present:

Steven Boyette	Chair
Milton Andrade	Vice Chair
Carmen Tarantino	Assistant Secretary
Garrett Parkinson	Assistant Secretary

Also present:

Cindy Cerbone (via telephone)	District Manager
Jamie Otero	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Katie Peck	Maronda

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

Ms. Otero called the meeting to order at 2:03 p.m.

Supervisors, Parkinson, Tarantino and Boyette and Supervisor-Appointee Andrade were present. Supervisor Lindsay was not present.

SECOND ORDER OF BUSINESS — **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS — **Administration of Oath of Office to Elected Supervisor Milton Andrade (the following will be provided in a separate package)**

Ms. Otero, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Milton Andrade. Mr. Andrade is familiar with the following:

A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1

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

FOURTH ORDER OF BUSINESS **Acceptance of Resignation of Christina Lindsay [Seat 2]**

On MOTION by Mr. Tarantino and seconded by Mr. Boyette, with all in favor, the resignation of Christina Lindsay from Seat 2, was accepted.

FIFTH ORDER OF BUSINESS **Consider Appointment of Katie Peck to Fill Unexpired Term of Seat 2; Term Expires November 2028**

Mr. Tarantino nominated Katie Peck to fill Seat 2. No other nominations were made.

On MOTION by Mr. Tarantino and seconded by Mr. Boyette, with all in favor, the appointment of Katie Peck to Seat 2, was approved.

- **Administration of Oath of Office**

Ms. Otero, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Katie Peck. Ms. Peck is familiar with the items listed in the Third Order of Business.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-10, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Otero presented Resolution 2026-10.

Mr. Andrade nominated the following:

Steven Boyette	Chair
Milton Andrade	Vice Chair

Carmen Tarantino	Assistant Secretary
Garret Parkinson	Assistant Secretary
Katie Peck	Assistant Secretary

This Resolution removes the following from the Board:

Christina Lindsay	Assistant Secretary

The following prior appointments by the Board remain unchanged by this Resolution:

Craig Wrathell	Secretary
Jamie Otero (formerly Sanchez)	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Mr. Boyette and seconded by Mr. Tarantino, with all in favor, Resolution 2026-10, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-11, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Ms. Otero presented Resolution 2026-11. She reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes.

Discussion ensued regarding potential Field Operations expenses and whether the Developer will engage a property/field operations manager.

On MOTION by Mr. Boyette and seconded by Mr. Andrade, with all in favor, Resolution 2026-11, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 1, 2026 at 2:00 p.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, FL 32174; Addressing Transmittal,

Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-12, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing for an Effective Date**

A. Amended Rules of Procedure

Ms. Otero presented Resolution 2026-12 and the Amended Rules of Procedure.

On MOTION by Mr. Andrade and seconded by Mr. Parkinson, with all in favor, Resolution 2026-12, to Designate September 1, 2026 at 2:00 p.m., at the Hampton Inn Daytona/Ormond Beach, 155 Interchange Boulevard, Ormond Beach, FL 32174, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing for an Effective, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-13, Directing District Staff to File a Request with the County Council of Volusia County, Florida, to Change the Name of the District, And Authorizing Such Other Actions as Are Necessary in Furtherance Thereof; and Providing an Effective Date**

Ms. Otero presented Resolution 2026-13.

On MOTION by Mr. Boyette and seconded by Mr. Andrade, with all in favor, Resolution 2026-13, Directing District Staff to File a Request with the County Council of Volusia County, Florida, to Change the Name of the District, And Authorizing Such Other Actions as Are Necessary in Furtherance Thereof; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year**

2026/2027 and Providing for an Effective Date

This item was deferred.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2025/2026 and Providing for an Effective Date**

Ms. Otero presented Resolution 2026-06. The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: July 14, 2026; August 4, 2026; and September 1, 2026

TIME: 2:00 PM

LOCATION: Hampton Inn Daytona/Ormond Beach, 155 Interchange Blvd, Ormond Beach, FL 32174

On MOTION by Mr. Tarantino and seconded by Mr. Boyette, with all in favor, Resolution 2026-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2026**

On MOTION by Mr. Andrade and seconded by Mr. Boyette, with all in favor, the Unaudited Financial Statements as of April 30, 2026, were accepted.

THIRTEENTH ORDER OF BUSINESS **Approval of March 24, 2026 Regular Meeting Minutes**

On MOTION by Mr. Andrade and seconded by Mr. Boyette, with all in favor, the March 24, 2026 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine discussed petitions, the legal description, and bond progress.

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

There was no report.

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

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

The next meeting will be held on July 14, 2026 at 2:00 p.m.

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

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

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Andrade and seconded by Mr. Boyette, with all in favor, the meeting adjourned at 2:32 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair