

**MINUTES OF MEETING
LANGLEY SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Langley South Community Development District held a Regular Meeting on March 13, 2025 at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715.

Present:

Nora Schuster
Daniel LaRosa
Susan Kane
Andrea Fidler

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Jere Earlywine (via telephone)
David Stokes (via telephone)
Maribel Pila
Shane Willows

District Manager
District Counsel
District Engineer
Taylor Morrison
Taylor Morrison

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:30 a.m.

Supervisors Schuster, Kane, Fidler and LaRosa were present. Supervisor Forbes was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Discussion: CDD vs HOA Operations/
Ownership**

Mr. Kantarzhi asked for Board direction regarding maintenance of CDD assets and Field Operations Management during the early stages of the CDD. Mr. Earlywine stated that, in a recent call about the plat, he believes the direction was for the CDD to own as much as possible.

Discussion ensued regarding whether to utilize the HOA for management and to enter into a Cost Share Agreement with the CDD and whether the HOA or the CDD should raise the funds for maintenance.

It was noted that Phase 2 contains no parks or amenity; common areas consist of green space, stormwater management, landscaping management, streetlights, etc.

Mr. Kantarzhi stated that a decision is not needed today, but direction will be needed for upcoming budget discussions.

Mr. Earlywine stated the benefits of the CDD managing the assets is the CDD's sovereign immunity protection and access to Federal Emergency Management Agency (FEMA) funding.

This item will be included in a future agenda.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, 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 2025-10. He reviewed the proposed Fiscal Year 2026 budget, which is very similar to the Fiscal Year 2025 budget. He noted that the version presented includes Field Operations and a \$50,000 Contingency line item for Field Operations. Ample time will be provided for discussion and adjustment of actual forecast expenditures before the Fiscal Year 2026 budget is adopted.

The consensus was for Mr. Kantarzhi to work with Ms. Schuster, Mr. Forbes and Mr. Williams in between meetings to fine-tune the budget.

Discussion ensued regarding Operation & Maintenance (O&M) assessments. It was noted that additional lots are not expected to be sold to builders during Fiscal Year 2026.

On MOTION by Ms. Schuster and seconded by Ms. Fidler, with all in favor, Resolution 2025-10, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on June 12, 2025 at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-11, 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 2025-11.

On MOTION by Ms. Fidler and seconded by Ms. Schuster, with all in favor, Resolution 2025-11, 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.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2025

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of December 19, 2024 Public Hearing and Regular Meeting Minutes

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the December 19, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Madden Moorhead & Stokes, LLC**
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC**
 - **NEXT MEETING DATE: April 10, 2025 at 10:30 AM**
 - **QUORUM CHECK**

Mr. Kantarzhi stated that the April 10, 2025 meeting will be canceled if not needed. The Board will meet on June 12, 2025.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Fidler and seconded by Ms. Schuster, with all in favor, the meeting adjourned at 10:45 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

LANGLEY SOUTH CDD

March 13, 2025



Secretary/Assistant Secretary



Chair/Vice Chair

Asst. Secretary