

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

The Board of Supervisors of the Langley South Community Development District held Public Hearings and a Regular Meeting on May 29, 2025 at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715.

**Present:**

Daniel LaRosa	Vice Chair
Susan Kane	Assistant Secretary
Andrea Fidler	Assistant Secretary
Christopher Forbes	Assistant Secretary

**Also present:**

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Brandon Han (via telephone)	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 10:37 a.m.

Supervisors Kane, Forbes and Fidler were present. Supervisor LaRosa was not present at roll call. Supervisor Schuster was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public were present.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2025/2026 Budget**

**A. Affidavit of Publication**

This item was included for informational purposes.

**B. Consideration of Resolution 2025-12, 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  
[FY26 APPROPRIATIONS RESOLUTION]**

Mr. Kantarzhi stated the proposed Fiscal Year 2026 budget is the same as the version presented at the March meeting. Further adjustments to assessments might occur once the tax rolls from Lake County are received.

**On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, the Public Hearing was closed.**

Mr. Kantarzhi presented Resolution 2025-12.

**On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, Resolution 2025-12, 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, 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**

These items were included for informational purposes.

**Mr. LaRosa arrived at the meeting at 10:41 a.m.**

In response to a question regarding how the publication to advertise in is selected, Staff stated that publication is in a newspaper that meets the Statutory requirements. Mailed Notices are mailed to the property owners.

- C. Consideration of Resolution 2025-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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 [ANNUAL ASSESSMENT RESOLUTION]**

**On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Mr. Forbes and seconded by Ms. Kane, with all in favor, the Public Hearing was closed.**

Mr. Kantarzhi presented Resolution 2025-13.

**On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, Resolution 2025-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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 Resolution 2025-14, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-14 and discussed the benefits of the Agreement. This Agreement was previously approved and is being presented due to some updates to the Agreement. The CDD is more likely to be a recipient of aid from other governmental entities than a provider of aid. In his opinion, there is no drawback to entering into the Agreement.

**On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, Resolution 2025-14, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; 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**

**Ratification of Letter Agreement for Acquisition of Waterstone – Phase 1A and Offsite Improvements**

Mr. Earlywine stated the Acquisition of Waterstone Phase 1A and offsite improvements are outlined in Exhibit A.

**On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, the Letter Agreement for Acquisition of Waterstone – Phase 1A and Offsite Improvements, was ratified.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2025**

**On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.**

**NINTH ORDER OF BUSINESS**

**Approval of March 13, 2025 Regular Meeting Minutes**

**On MOTION by Ms. Fidler and seconded by Ms. Kane, with all in favor, the March 13, 2025 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Earlywine stated the second bond issuance for Phase 2 is slated for January or February 2026.

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

There was no report.

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

- **NEXT MEETING DATE: June 12, 2025 at 10:30 AM**
  - **QUORUM CHECK**

Mr. Kantarzhi stated the next meeting will be on June 12, 2025, unless cancelled.

**▪ Acceptance of Resignation of Daniel LaRosa from Seat 2 and Consideration of Appointment to Fill Unexpired Term of Seat 2**

This item was an addition to the agenda.

**On MOTION by Mr. Forbes and seconded by Ms. Kane, with all in favor, the resignation of Daniel LaRosa from Seat 2, was accepted.**

Mr. Kantarzhi received an email from Michelle Dudley and Mark McDonald, of Lennar, about Lisa Krivan expressing an interest in filling Seat 2. Ms. Kane stated she already spoke to Ms. Krivan.

Ms. Kane nominated Lisa Krivan to fill Seat 2.

No other nominations were made.

**On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, the appointment of Lisa Krivan to fill Seat 2, was approved.**

The Oath of Office will be administered to Lisa Krivan prior to or at the next meeting, along with presenting the Resolution to appoint a new slate of officers.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Mr. LaRosa asked to commence the process of conveying the ponds in Phase 1 to the CDD and to initiate maintenance contracts and ensure that all Phase 1 Requisitions were processed.

Discussion ensued regarding Staff making sure all requisitions for Phase 1 were processed and the decision of the Board for the CDD to enter into an Agreement with Castle Group, the HOA's Management company, to operate and maintain all CDD assets, subject to contracts not exceeding the \$195,000 bid threshold, instead of going out to bid.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Fidler and seconded by Ms. Kane, with all in favor, the meeting adjourned at 11:00 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair