

**MINUTES OF MEETING
PARKER POINTE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Parker Pointe Community Development District held Public Hearings and a Regular Meeting on June 20, 2025 at 11:00 a.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

Present:

Bill Fife	Chair
Luis Carcamo	Vice Chair
Debbie Leonard	Assistant Secretary
Jon Seifel	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Shirley Artega	First Service Residential (FSR)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 12:00 p.m. The meeting was delayed as he conducted two prior meetings at the location, which commenced before 11:00 a.m.

There were no members of the public present.

Supervisors Seifel, Fife, Carcamo and Leonard were present. Supervisor Smith was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

A. Affidavit of Publication

B. Consideration of Resolution 2025-03, 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

Mr. Kantarzhi presented Resolution 2025-03. He spoke to the District Engineer and will need to add new budget items for the Dewatering Permit and the plan for stormwater pursuant to the recently passed Miami-Dade County stormwater bill. Funds from the "Misc Field operations" budget will be used to fund those costs. After incorporating the changes, the updated Fiscal Year 2026 budget will be emailed for final review.

On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, Resolution 2025-03, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, as amended; 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**
- C. Consideration of Resolution 2025-04, Providing for Funding for the Fiscal Year 2026 Adopted Budget(s); 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**

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, Resolution 2025-04, Providing for Funding for the Fiscal Year 2026 Adopted Budget(s); 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 2025-05, 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 2025-05.

The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Change “June __, 2026” to “June 19, 2026”

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2025**

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of March 21, 2025 Regular Meeting Minutes**

On MOTION by Mr. Fife and seconded by Mr. Carcamo, with all in favor, the March 21, 2025 Regular Meeting Minutes, as presented, were approved.

NINETH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated he reviewed the draft Project Completion Resolution and related documents and expects to have them on the next agenda.

- **Discussion/Consideration to Implement Parking/Towing Rules and Amenity Rules**
This item was an addition to the agenda.

Mr. Earlywine proposed implementing No Parking Rules and Amenity Rules similar to the Stellar North CDD.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, authorizing Staff to prepare Amenity Rules; approving Interim Amenity Rules, effective today on an interim basis, subject to Staff and Chair review; and setting a Public Hearing on August 15, 2025 at 11:00 a.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179, was approved.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, authorizing Staff to prepare Parking/Towing Rules; approving Interim Parking/Towing Rules, effective today on an interim basis, subject to Staff and Chair review; and setting a Public Hearing on August 15, 2025 at 11:00 a.m., at the Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179, was approved.

B. District Engineer: Alvarez Engineers, Inc

There was no report.

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

- **NEXT MEETING DATE: July 18, 2025 at 11:00 AM**
 - **QUORUM CHECK**

The July 18, 2025 meeting will be cancelled. The next meeting will likely be on August 15, 2025.

Mr. Kantarzhi reminded the Board Members to file Form 1 electronically by July 1, 2025 and to complete the required four hours of ethics training by December 31, 2025. He will email the instructions to the Board.

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

There were no Board Members' comments or requests.

- **Field Operations: First Service Residential**

This item was an addition to the agenda.

This item will be included on future agendas.

Ms. Artega stated that payments are due to the Water Department now, in order to have the meters installed. Mr. Kantarzhi stated he will check on the status of the payment.

ELEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

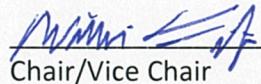
TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, the meeting adjourned at 12:13 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair