

**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 January 16, 2026 at 11:00 a.m., at the Goldbetter Miami Business Center, Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

Present:

Bill Fife	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 11:45 a.m. Supervisors Seifel, Fife, and Leonard were present. Supervisors Smith and Carcamo were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearings on Rules, Policies, and Fees Regarding Amenity Facilities

- A. Proofs/Affidavit of Publication**
- B. Consideration of Resolution 2026-01, Adopting Amenities Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule; Providing a Severability Clause; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2026-01. He will work with District Counsel on the Rules. Approval will be in substantial form, and the final version of the Rules will be circulated to the Board and posted on the CDD website.

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, Resolution 2026-01, Adopting Amenities Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule; Providing a Severability Clause; and Providing an Effective Date, in substantial form, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing on Rule Relating to Parking and Parking Enforcement

- A. Proofs/Affidavit of Publication**
- B. Consideration of Resolution 2026-02, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date**

Mr. Kantarzhi presented Resolution 2026-02 and the Parking Enforcement Rules. The same Rules were adopted for the Stellar North CDD. Approval will be in substantial form, and the final version of the Rules will be posted on the CDD website.

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

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, Resolution 2026-02, Adopting Rules Relating to Parking Enforcement; Ratifying the Actions of the District Manager to Provide Notice Thereof; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and

Providing for Severability and an Effective Date [Seats 2, 4 & 5]

Mr. Kantarzhi presented Resolution 2026-02. Seats 2, 4, and 5, held by Mr. Carcamo, Mr. Smith and Mr. Fife, respectively, will be up for election at the November Landowners’ Election.

Discussion ensued regarding the requirements and procedure for transitioning the Board to residents.

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, Resolution 2026-03, Designating a Date, Time and Location of November 3, 2026 at 10:30 a.m., at Goldbetter Miami Business Center, Office Park at California Club, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179, for a Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2025/2026 and Providing for an Effective Date

The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: First Friday of each month.

TIME: 11:00 AM

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for the Remainder of Fiscal Year 2025/2026, as amended, and Providing for an Effective Date was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Nowlen, Holt & Miner, P.A.

Mr. Kantarzhi presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and reviewed the information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

- A. Consideration of Resolution 2026-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, Resolution 2026-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

EIGHTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

- A. October 1, 2024 - September 30, 2025 [Posted]
- B. October 1, 2025 - September 30, 2026

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, the 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

NINTH ORDER OF BUSINESS

**Ratification of APS of Hollywood, LLC
Agreement for Fountain/Pool Maintenance
Services**

Mr. Kantarzhi presented the APS of Hollywood, LLC Agreement.

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the APS of Hollywood, LLC Agreement for Fountain/Pool Maintenance Services, was ratified.

TENTH ORDER OF BUSINESS

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

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

ELEVENTH ORDER OF BUSINESS

**Approval of June 20, 2025 Public Hearings
and Regular Meeting Minutes**

On MOTION by Mr. Fife and seconded by Ms. Leonard, with all in favor, the June 20, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Alvarez Engineers, Inc**

There were no District Counsel or District Engineer reports.

- C. Field Operations Report: FirstService Residential, Inc.**

Ms. Artega stated parking continues to be an issue. Vehicles are frequently parked on the side of the street, despite repeated notifications to homeowners following inspections. Ms. Artega stated vehicles have also been parked overnight in Guest Parking.

The consensus was to implement the Towing Policy. An e-blast will be sent from the HOA, signage will be posted, and Staff will work with City Tow. Mr. Kantarzhi stated vehicles will be stickered and towed after the appropriate amount of time. He will make sure the customized CDD signage is posted.

Discussion ensued regarding the Amenity, which is nearly complete.

- D. District Manager: Wrathell, Hunt and Associates, LLC**

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

Due to the meeting schedule change, the next meeting is scheduled for February 6, 2026, rather than February 20, 2026.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Fife stated the playground is almost complete. He asked about weeds growing on/beside the sidewalk at the front of the community. Mr. Kantarzhi will find out.

FOURTEENTH ORDER OF BUSINESS

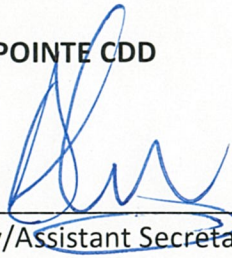
Public Comments

No members of the public spoke.

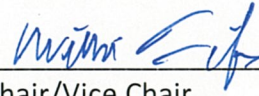
FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Leonard and seconded by Mr. Fife, with all in favor, the meeting adjourned at 12:01p.m.



Secretary/Assistant Secretary



Chair/Vice Chair