

**MINUTES OF MEETING
VARREA NORTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Varrea North Community Development District held a Regular Meeting on June 13, 2025 at 10:00 a.m., at the D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619.

Present:

Ryan Zook
Ethen Broadwater
Michelle Guerrier
Kyle Keenan

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Ryan Dugan
Shelby Anderson

District Manager
District Counsel
D.R. Horton

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:06 a.m.

Supervisors Zook, Guerrier, Broadwater and Keenan were present. Supervisor Mize was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-01,
Approving Proposed Budget(s) for FY 2026;
Setting a Public Hearing Thereon and
Directing Publication; Addressing
Transmittal and Posting Requirements;
Addressing Severability and Effective Date**

Mr. Kantarzhi presented Resolution 2025-01. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor, Resolution 2025-01, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon for August 27, 2025 at 11:00 a.m., at D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619 and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

The consensus was to change the Public Hearing time to 11:30 a.m.

On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor, Resolution 2025-01, as amended to reset the time of the Public Hearing, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon for August 27, 2025 at 11:30 a.m., at D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619 and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, 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 2025-02. The listed dates, times and locations will all be changed to the following:

LOCATION: D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Suite 100, Tampa, Florida 33619

TIME: 11:30 AM

DATES: October 22, 2025; November 26, 2025; December 24, 2025; January 28, 2026; February 25, 2026; March 25, 2026; April 22, 2026; May 27, 2026; June 24, 2026; July 22, 2026; August 26, 2026 and September 23, 2026

On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor, Resolution 2025-02, 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.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Amending Resolution 2024-24 to Re-Set the Date, Time and Location of the Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-03.

On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor, Resolution 2025-03, Amending Resolution 2024-24 to Re-Set the Date, Time and Location to August 27, 2025 at 11:30 a.m., at D.R. Horton Tampa North Division Office, 3501 Riga Blvd., Ste 100, Tampa, Florida 33619 for the Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, 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 April 30, 2025**

**On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor,
the Unaudited Financial Statements as of April 30, 2025, were accepted.**

EIGHTH ORDER OF BUSINESS

**Approval of August 9, 2024 Public
Hearings, Regular Meeting and Audit
Committee Meeting Minutes**

**On MOTION by Mr. Zook and seconded by Mr. Broadwater, with all in favor,
the August 9, 2024 Public Hearings, Regular Meeting and Audit Committee
Meeting Minutes, as presented, were approved.**

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

B. District Engineer: Tampa Civil Design, LLC

There were no District Counsel or District Engineer reports.

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

- **0 Registered Voters in District as of April 15, 2025**
- **UPCOMING MEETINGS**
 - **July 11, 2025 at 10:00 AM**
 - **August 8, 2025 at 10:00 AM**
 - **September 12, 2025 at 10:00 AM [Adoption of FY2026 Budget]**
 - **QUORUM CHECK**

The July 11, 2025 and August 8, 2025 meetings will likely be canceled.

The next meeting will most likely be held on August 27, 2025 at 11:30 a.m.

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 Mr. Zook and seconded by Mr. Broadwater, with all in favor, the meeting adjourned at 10:15 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

VARREA NORTH CDD

June 13, 2025



Secretary/Assistant Secretary



Chair/Vice Chair