

**MINUTES OF MEETING  
MALABAR SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Malabar Springs Community Development District held Public Hearings and a Regular Meeting on August 19, 2025 at 11:00 a.m., at B.S.E. Consultants, Inc., 312 South Harbor City Boulevard, Suite 4, Melbourne, Florida 32901.

**Present:**

William Fife  
Timothy Smith  
Haley Kiernan

Chair  
Vice Chair  
Assistant Secretary

**Also present:**

Andrew Kantarzhi  
Ashley Ligas (via telephone)  
Todd Mosley  
Richard Bruce

District Manager  
District Counsel  
Atmos Living Management Group  
Brookfield Kolter

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 11:32 a.m. and stated that commencement of the meeting was delayed pending a quorum. He was present at 11:00 a.m., and no one from the public arrived or called in in the interim.

Mr. Kantarzhi stated that the Oath of Office was administered to Haley Kiernan before the meeting. Supervisors Fife, Smith and Kiernan were present. Supervisors Liparini and Bruce were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Board Transition**

**A. Administration of Oath of Office to Appointed Supervisors [Haley Kiernan - Seat 1, Daniel Liparini - Seat 3] (the following to be provided under separate cover)**

This item was addressed during the First Order of Business. Ms. Kiernan is familiar with the following:

- I. Required Ethics Training and Disclosure Filling**
  - **Sample Form 1 2023/Instructions**
- II. Membership, Obligations and Responsibilities**
- III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

**B. Acceptance of Resignation of Jon Seifel [Seat 4]**

**On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the resignation of John Seifel from Seat 4, was accepted.**

**C. Consideration of Appointment of Richard Bruce to Fill Unexpired Term of Seat 4; Term Expires November 2026**

Mr. Fife nominated Richard Bruce to fill Seat 4. No other nominations were made.

**On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the appointment of Richard Bruce to fill Seat 4, was approved.**

- **Administration of Oath of Office**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Richard Bruce. Mr. Bruce is familiar with the items listed above.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-06. Mr. Fife nominated the following slate:

- |              |            |
|--------------|------------|
| William Fife | Chair      |
| Tim Smith    | Vice Chair |

Haley Kiernan	Assistant Secretary
Daniel Liparini	Assistant Secretary
Richard Bruce	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Jon Seifel	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Andrew Kantarzhi	Assistant Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

<p><b>On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-06, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.</b></p>
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**FIFTH ORDER OF BUSINESS**

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

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-07, 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 2025-07. 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. Determining which lots are on and off roll is still underway.

The following changes were made to the Fiscal Year 2026 budget:

Page 1, Landscape line item: Increase from "75,000" to "110,000"

Page 1, Contingency line item: Decrease from "50,000" to "15,000"

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

**On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-07, 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.**

**SIXTH 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 2025-08, Providing for Funding for the FY 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**

Mr. Kantarzhi presented Resolution 2025-08.

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

**On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-08, Providing for Funding for the FY 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.**

**SEVENTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**

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

**A. Consideration of Resolution 2025-09, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024**

**On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, Resolution 2025-09, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Kantarzhi presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

**On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Kantarzhi noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives. The District Engineer will inspect the annual infrastructure and provide a report.

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

**NINTH ORDER OF BUSINESS**

**Ratification Items**

- A. Dixie Landscape, LLC Landscape & Irrigation Services Agreement
- B. Global Opportunity Dynamics, LLC
  - I. Amended & Restated Equipment Lease
  - II. Amended & Restated Equipment Maintenance Agreement

On MOTION by Mr. Smith and seconded by Mr. Fife, with all in favor, the Global Opportunity Dynamics, LLC Amended & Restated Equipment Lease and the Amended & Restated Equipment Maintenance Agreement, were ratified.

- Unit Fee Proposal for Testing Construction Materials and Inspections with UES  
This item was an addition to the agenda.

On MOTION by Mr. Smith and seconded by Mr. Fife, with all in favor, the Unit Fee Proposal for Testing Construction Materials and Inspections with UES, was ratified.

**TENTH ORDER OF BUSINESS**

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

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

**ELEVENTH ORDER OF BUSINESS**

**Approval of May 20, 2025 Regular Meeting Minutes**

On MOTION by Mr. Fife and seconded by Mr. Smith, with all in favor, the May 20, 2025 Regular Meeting Minutes, as presented, were approved.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kutak Rock LLP

There was no report.

**B. District Engineer: B.S.E. Consultants**

Ms. Saunders stated that her office is relocating. Mr. Kantarzhi stated that, once the move occurs, the Fiscal Year 2026 Meeting Schedule will be readvertised to reflect the new location if it was already advertised.

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

- **0 Registered Voters in District as of April 15, 2025**
- **Property Insurance on Vertical Assets**

Discussion ensued regarding current and future vertical assets that will need property insurance.

- **Form 1 Submission and Ethics Training**

Mr. Kantarzhi reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

- **NEXT MEETING DATE: September 16, 2025 at 11:00 AM**
  - **QUORUM CHECK**

The September 16, 2025 meeting will likely be cancelled.

A Staff Report titled "Operations Manager: Atmos" will be added to future agendas.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

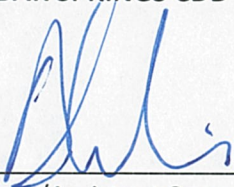
No members of the public spoke.

**FIFTEENTH ORDER OF BUSINESS**

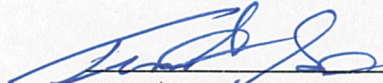
**Adjournment**

**On MOTION by Mr. Bruce and seconded by Ms. Kiernan, with all in favor, the meeting adjourned at 11:55 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair