

SWI Community Development District

Minutes of Meeting

Board of Supervisors Meeting

Friday, May 30, 2025, at 9:00 a.m.

One Daytona Boulevard, Suite 600, Daytona Beach, Florida, 32114.

Renee Milza	Chair
Vincent Lacerenza	Assistant Secretary
Kristina Circelli	Assistant Secretary
Jonathan Henry Greene	Vice Chair

Also present were:

Jane Gaarlandt	PFM	
Gazmin Kerr	PFM	(via phone)
Verona Griffith	PFM	(via phone)
Mark Watts	Cobb Cole	(via phone)

FIRST ORDER OF BUSINESS

Call to Order

The Board of Supervisors meeting for the SWI Community Development District was called to order at approximately 9:00 a.m. Those in attendance are listed above.

SECOND ORDER OF BUSINESS

**Administration of the Oath of
Office to Newly Elected Board
Members**

Ms. Gaarlandt noted the newly elected Board members were sworn in prior to the start of the meeting.

THIRD ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

FOURTH ORDER OF BUSINESS

**Nomination(s) for Vacant Seat
#2**

This item was deferred as there were no nominations at this time.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes
of the August 23, 2024, Board
of Supervisors' Meeting and
November 7, 2024,
Landowners Meeting**

The Board reviewed the minutes.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the SWI Community Development District approved the Minutes of the August 23, 2024, Board of Supervisors' Meeting and the Minutes of the November 7, 2024, Landowners Meeting.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution
2025-01, Canvassing and
Certifying the Results of the
Landowners' Election**

Ms. Gaarlandt reviewed the results of the Landowners' Election. Ms. Milza and Ms. Circelli each received 69 votes and will serve four-year terms. Mr. Greene received 68 votes and will serve a two-year term.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the SWI Community Development District approved Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution
2025-02, Election of Officers**

Ms. Gaarlandt reviewed the current slate of Officers and noted a Vice Chair needed to be chosen. This resolution will also add the two new Board members. It is up to the Board to make any changes.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the SWI Community Development District nominated Mr. Greene as Vice Chair, Ms. Circelli as Assistant Secretary, and kept the remaining slate of officers unchanged.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the SWI Community Development District approved Resolution 2025-02, Election of Officers.

EIGHTH ORDER OF BUSINESS

**Review of Number of
Registered Voters**

Ms. Gaarlandt noted there are 0 registered voters in the District as of April 15, 2025.

NINTH ORDER OF BUSINESS

**Seating of the Auditor
Selection Committee**

Ms. Gaarlandt recommended seating itself as the Auditor Selection Committee.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the SWI Community Development District approved seating itself as the Auditor Selection Committee.

TENTH ORDER OF BUSINESS

**Review of Public
Infrastructure Fee Collections**

Ms. Gaarlandt noted this was for information only.

Ms. Griffith reviewed the updated fee collections for March and April.

ELEVENTH ORDER OF BUSINESS

**Consideration of VGlobalTech
Fee Increase Letter**

Ms. Gaarlandt stated this was for an increase from \$110 to \$125 monthly and they have not had an increase since 2021. This increase is reflected in the proposed budget and will take effect starting October 1, 2025.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the SWI Community Development District approved the VGlobalTech Fee Increase Letter.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving a Proposed Budget for the Fiscal Year 2025- 2026 and Setting a Public Hearing thereon

Ms. Gaarlandt gave an overview of the budget process and recommended August 29, 2025, at 9:00 a.m., at the current location, for the Public Hearing. She noted the overall budget is unchanged from the current year's budget, but there are adjustments within the line items.

Ms. Griffith gave an overview of the adjustments within the line items and noted there is a separate line item for stormwater.

ON MOTION by Ms. Circelli, seconded by Mr. Greene, with all in favor, the Board of Supervisors for the SWI Community Development District approved Resolution 2025-03, Approving a Proposed Budget for the Fiscal Year 2025-2026 and Setting a Public Hearing thereon for August 29, 2025 at 9:00 a.m. at the current location.

THIRTEENTH ORDER OF BUSINESS

Consideration of Engineer's Annual Inspection Report

The Board reviewed the Engineer's Annual Inspection Report.

There was brief discussion regarding the permitting portion of the report. It was noted there were no major issues.

There was also brief discussion regarding the process of clearing the vegetation.

ON MOTION by Ms. Circelli, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the SWI Community Development District accepted the Engineer's Annual Inspection Report.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Proposal for
Engineer's Annual Inspection
Report**

The Board reviewed the proposal for the upcoming year's Engineer's Annual Inspection Report in the amount of \$3,000.00.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the SWI Community Development District approved the Proposal for the Engineer's Annual Inspection Report.

FIFTEENTH ORDER OF BUSINESS

**Review and Acceptance of the
Fiscal Year 2024 Audit Report**

Ms. Gaarlandt noted the Audit Report was reviewed by District Staff and the Chair prior to submission and the final report will be brought back for the Board's review at the next meeting.

SIXTEENTH ORDER OF BUSINESS

**Ratification of Funding
Request Numbers 203 – 216**

Ms. Gaarlandt stated these were for standard District expenses and had previously been approved.

ON MOTION by Ms. Circelli, seconded by Ms. Milza, with all in favor, the Board of Supervisors for the SWI Community Development District ratified Funding Request Numbers 203 – 216.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Funding
Request Number 217 – 220**

Ms. Gaarlandt stated these were for standard District expenses.

There was brief discussion regarding the auditor's fee.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the SWI Community Development District approved Funding Request Numbers 217 – 220.

EIGHTEENTH ORDER OF BUSINESS

Review of District's Financial Position

The Board reviewed the statements of the District's financial position.

There was no action required by the Board.

NINETEENTH ORDER OF BUSINESS

Staff Reports Audience Comments & Supervisor Requests Adjournment

District Attorney - No report.

District Engineer - No report.

District Manager - Ms. Gaarlandt reminded the board members of the July 1 deadline for their online Form 1 submittal and the annual required Ethics Training. She gave an overview of the deadline requirements for the new Board members.

There was no further business to discuss.

ON MOTION by Ms. Milza, seconded by Mr. Lacerenza, with all in favor the May 30, 2025, Board of Supervisors' Meeting for the SWI Community Development District was adjourned at 9:33 a.m.


Secretary/Assistant Secretary


Chairman/Vice-Chairman