

SWI Community Development District
Minutes of Meeting

Board of Supervisors Meeting

Friday, August 29, 2025, at 9:00 a.m.

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

Renee Milza	Chair
Kristina Circelli	Assistant Secretary
Jonathan Henry Greene	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

**Call to Order and Roll Call to
Confirm Quorum**

The Board of Supervisors meeting for the SWI Community Development District was called to order at approximately 9:10 a.m. Those in attendance are listed above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no public comments at this time.

THIRD ORDER OF BUSINESS

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

Ms. Gaarlandt reviewed the qualifications required.

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

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes
of the:**

- **May 30, 2025, Board of Supervisors' Meeting**
- **May 30, 2025, Auditor Selection Committee Meeting**

The Board reviewed the minutes.

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 Minutes of the May 30, 2025, Board of Supervisors' Meeting and the Minutes of the May 30, 2025, Auditor Selection Committee Meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Setting an Annual Meeting Schedule for Fiscal Year 2025-2026

Ms. Gaarlandt reviewed the annual meeting schedule and noted the budget meetings will be held in May and August, at the same location and same time. Meetings can be changed or added as needed.

ON MOTION by Ms. Milza, seconded by Mr. Greene, with all in favor, the Board of Supervisors for the SWI Community Development District approved Resolution 2025-04, Setting an Annual Meeting Schedule for Fiscal Year 2025-2026 meeting in May and in August at 9:00 a.m. at **One Daytona Boulevard, Suite 600, Daytona Beach, Florida, 32114.**

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Adopting Goals, Objectives, and Performance Measures and Standards

Ms. Gaarlandt noted this is an annual statutory requirement and the goals and objectives have remained the same. These are items the District already does.

Ms. Gaarlandt provided an overview.

Mr. Watts confirmed the goals and objectives complied with statutory requirements.

The Goals, Objectives, and Performance Measures and Standards will be posted on the District's website by December 1, 2025.

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 2025-05, Adopting Goals, Objectives, and Performance Measures and Standards.

SEVENTH ORDER OF BUSINESS

**Review of Public
Infrastructure Fee Collections**

The Board reviewed the fee collections. There was no action required by the Board.

It was noted that once the August financials are received, the July information can be posted.

Ms. Griffith gave an overview of the fee collection amounts. She will send Ms. Milza the report each month.

EIGHTH ORDER OF BUSINESS

**Public Hearing on the
Adoption of an Annual Budget
for Fiscal Year 2025-2026**

- **Public Comments**
- **Board Comments**

**A. Consideration of
Resolution 2025-06,
Adopting a Budget and
Appropriating Funds for
the Fiscal Year 2025-2026**

Ms. Gaarlandt noted the Public Hearing was noticed per statutory requirements.

ON MOTION by Ms. Circelli, seconded by Ms. Milza, with all in favor, the Board of Supervisors for the SWI Community Development District opened the Public Hearing on the Adoption of an Annual Budget for Fiscal Year 2025-2026.

There were no public comments at this time.

There were no Board comments at this time.

ON MOTION by Ms. Circelli, seconded by Ms. Milza, with all in favor, the Board of Supervisors for the SWI Community Development District closed the Public Hearing on the Adoption of an Annual Budget for Fiscal Year 2025-2026.

It was noted there were no changes to the overall budget since preliminarily approved. Ms. Gaarlandt gave an overview of the budget and noted it is as incurred.

There was brief discussion regarding the Engineer's Report fee within the budget. Ms. Gaarlandt noted his fee is consistent with previous years and gave an overview of the budget.

Ms. Griffith gave an update regarding the fee collections.

There was brief discussion regarding the increase in Trustee Services. Ms. Griffith gave an overview and noted there are now services related to the bond. It was noted it is not tied to the revenue earned and the increase takes place every three to five years. It should not increase after this for a while.

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 2025-06, Adopting a Budget and Appropriating Funds for the Fiscal Year 2025-2026.

NINTH ORDER OF BUSINESS

**Consideration of Fiscal Year
2025-2026 General Funds
Funding Agreement**

Ms. Gaarlandt noted this is the agreement with the Developer to fund the budget. It is the same overall agreement as the previous year.

ON MOTION by Ms. Circelli, seconded by Ms. Milza, with all in favor, the Board of Supervisors for the SWI Community Development District approved the Fiscal Year 2025-2026 General Funds Funding Agreement.

TENTH ORDER OF BUSINESS

**Review and acceptance of FY
2024 (October 1, 2023 -**

**September 30, 2024) Annual
Financial Report**

Ms. Gaarlandt noted the report was previously sent to the Board for review.

ON MOTION by Ms. Circelli, seconded by Mr. Greene, with all in favor, the Board of Supervisors for the SWI Community Development District accepted the FY 2024 Annual Financial Report.

ELEVENTH ORDER OF BUSINESS

**Consideration of Fiscal Year
2025-2026 Insurance Renewal**

The Board reviewed the renewal.

Ms. Griffith noted the insurance is paid in September for the new fiscal year in October.

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 Fiscal Year 2025-2026 Insurance Renewal.

TWELFTH ORDER OF BUSINESS

**Consideration of
Recommendation of the
Auditor Selection Committee**

Ms. Gaarlandt reviewed the recommendation and noted the Auditor Selection Committee ranked Grau and Associates as No. 1. It was noted that once approved, District Management will reach out to obtain an Engagement Letter from the auditor.

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 Recommendation of the Auditor Selection Committee.

THIRTEENTH ORDER OF BUSINESS

**Ratification of Funding
Request Number 217 – 223**

Ms. Gaarlandt stated these were for standard District expenses. This is solely for ratification.

ON MOTION by Ms. Circelli, seconded by Mr. Greene, with all in favor, the Board of Supervisors for the SWI Community Development District approved Funding Request Numbers 217 – 223.

FOURTEENTH 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.

FIFTEENTH 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 the annual required Ethics Training due December 31.

There was no further business to discuss.

ON MOTION by Ms. Milza, seconded by Ms. Circelli, with all in favor the August 29, 2025, Board of Supervisors' Meeting for the SWI Community Development District was adjourned.


Secretary/Assistant Secretary


Chairman/Vice-Chairman