SWI Community Development District

Minutes of Meeting

Board of Supervisors Meeting
Friday, May 29, 2026, at 9:00 a.m.
One Daytona Boulevard, Suite 600, Daytona Beach, Florida, 32114.

Kristina Circelli	Assistant Secretary	
Vincent Lacerenza	Assistant Secretary	
Jonathan Henry Greene	Assistant Secretary	

Also present were:

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

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 9:06 a.m. Those in attendance are listed above.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no members of the public present.

THIRD ORDER OF BUSINESS **Nomination(s) for Vacant Seat #2**

Ms. Gaarlandt reviewed the qualifications required and noted the term expires in November of 2026. It was recommended to have someone who lives locally for quorum purposes.

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

FOURTH ORDER OF BUSINESS **Consideration of the Minutes of the:**

- **August 29, 2025, Board of Supervisors' Meeting**
- **August 29, 2025, Auditor Selection Committee Meeting**

The Board reviewed the minutes.

ON MOTION by Mr. Greene, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the SWI Community Development District approved the Minutes of the August 29, 2025, Board of Supervisors' Meeting and the Minutes of the August 29, 2025, Auditor Selection Committee Meeting.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-01, Designating a Date, Time and Location for a Landowner's Election Meeting**

Ms. Gaarlandt recommended November 20, 2026, at 9:00 a.m., at the Mall Offices to hold the Landowner's Election Meeting. It was noted the Board does not have to be present at the meeting.

ON MOTION by Ms. Circelli, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the SWI Community Development District approved Resolution 2026-01, Designating a Date, Time, and Location for the Landowner's Election Meeting, with a date of November 20, 2026, at 9:00 a.m., at the Mall Offices located at 1700 W. Daytona Boulevard, Daytona Beach, FL 32114.

Ms. Gaarlandt noted Seat 2, currently Vacant, Seat 3, held by Vincent Lacerenza, and Seat 5, currently held by Jonathan Henry Greene will be up forElection.

SIXTH ORDER OF BUSINESS **Review of Number of Registered Voters**

Ms. Gaarlandt noted that as of April 15, 2026, there are zero registered voters within the District.

No action was required.

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 any surplus will be used to pay the deficit owed.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Approving a Proposed Budget for the Fiscal Year 2026-2027 and Setting a Public Hearing thereon**

Ms. Gaarlandt noted the recommended date for the Public Hearing is August 28, 2026, at 9:00 a.m., at the current location. It was noted there is no change to the overall budget, only adjustments within the line items.

Ms. Gaarlandt reviewed the changes within the budget line items and noted this is a Developer funded budget.

ON MOTION by Mr. Greene, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the SWI Community Development District approved Resolution 2026-02, Approving a Proposed Budget for the Fiscal Year 2026-2027 and Setting a Public Hearing Theron for August 28, 2026, at 9:00 a.m., at One Daytona Boulevard, Suite 600, Daytona Beach, FL 32114.

NINTH ORDER OF BUSINESS **Consideration of Engineer's Annual Inspection Report**

The Board reviewed the Engineer's Annual Inspection Report.

ON MOTION by Mr. Greene, 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.

TENTH ORDER OF BUSINESS **Consideration of Proposal for Engineer's Annual Inspection Report**

Ms. Gaarlandt noted this proposal is for the annual inspection report. It was noted there is a $300.00 increase and is within the budget.

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

ELEVENTH ORDER OF BUSINESS **Review and Acceptance of FY 2025 (October 1, 2024 - September 30, 2025) Annual Financial Report**

The Board reviewed the report.

Ms. Gaarlandt noted the draft report was reviewed by District Staff prior to finalization and submittal.

Mr. Watts gave an overview of the process.

ON MOTION by Mr. Greene, seconded by Ms. Circelli, with all in favor, the Board of Supervisors for the SWI Community Development District accepted the FY 2025 (October 1, 2024 – September 30, 2025) Annual Financial Report.

TWELFTH ORDER OF BUSINESS **Ratification of Funding Request Numbers 224 – 240**

Ms. Gaarlandt stated these were for standard District expenses. It was noted these were previously approved and are for ratification only.

ON MOTION by Ms. Circelli, seconded by Mr. Lacerenza, with all in favor, the Board of Supervisors for the SWI Community Development District ratified Funding Request Numbers 224 – 240.

THIRTEENTH ORDER OF BUSINESS **Review of District's Financial Position**

The Board reviewed the statements of the District's financial position through April 2026. The financial statements will be sent out to the Board.

Ms. Agoncillo gave an overview of the District's financial position.

There was no action required by the Board.

FOURTEENTH 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 Form 1 due July 1 and the annual required Ethics Training due December 31. The Board should receive email reminders. The next meeting is scheduled for August 28, 2026.

There was no further business to discuss.

ON MOTION by Mr. Greene, seconded by Ms. Circelli, with all in favor the May 29, 2026, Board of Supervisors' Meeting for the SWI Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman/Vice-Chairman