

**MINUTES OF MEETING  
ORANGE BLOSSOM RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Orange Blossom Ranch Community Development District held a Regular Meeting on April 3, 2025 at 6:00 p.m., at The Ranch at Orange Blossom Amenity Center, 1938 Hawthorn Road, Naples, Florida 34120.

**Present:**

Jerry Miller  
Donald Eckerty  
Zahira Buchanan

Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Andrew Kantarzhi  
Kyle Magee (via telephone)  
Lori Fraternale

District Manager  
District Counsel  
Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 6:03 p.m. Supervisors Jerry Miller, Eckerty, Buchanan and Supervisor-Elect Lori Fraternale were present. Supervisor Nancy Miller was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Supervisor Lori Fraternale - Seat 5, (the following to be provided under separate cover)**

It was noted that the correct spelling is “Fraternale”, not “Fraternate” as listed above.

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Lori Fraternale. The following items were provided and explained:

- A. Required Ethics Training and Disclosure Filing
  - Sample Form 1 2023/Instructions
- B. Board Membership, Obligations and Responsibilities
- C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other local Public Office

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Kantarzhi presented the Resolution 2025-01. The following change was made to Resolution 2025-01:

Sections 1 and 2: Change "Fraternate" to "Fraternale"

The results of the Landowners' Election were as follows:

Seat 5	Lori Fraternal	1 Vote	4-year Term
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**On MOTION by Mr. Miller and seconded by Mr. Eckerty, with all in favor, Resolution 2025-01, as amended, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02, Declaring a Vacancy in Seat 3 and Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date**

Mr. Kantarzhi presented the Resolution 2025-02.

**On MOTION by Mr. Eckerty and seconded by Mr. Miller, with all in favor, Resolution 2025-02, Declaring a Vacancy in Seat 3 and Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector to Fill Seat 3; Term Expires November 2028**

Mr. Miller nominated Donald Eckerty to fill Seat 3. No other nominations were made.

- A. Administration of Oath of Office to Appointed Supervisor**
- B. Consideration of Resolution 2025-03, Appointing a Qualified Elector to Fill the Vacancy in Seat 3 on the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; Providing for Severability, Conflicts and an Effective Date**

**On MOTION by Mr. Miller and seconded by Ms. Fraternale, with all in favor, Resolution 2025-03, Appointing Qualified Elector Donald Eckerty to Fill the Vacancy in Seat 3 on the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; Providing for Severability, Conflicts and an Effective Date, was adopted.**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Donald Eckerty.

**SEVENTH ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector to Fill Seat 4; Term Expires November 2028**

Mr. Miller nominated Zahira Buchanan to fill Seat 4. No other nominations were made.

- A. Administration of Oath of Office to Appointed Supervisor**
- B. Consideration of Resolution 2025-04, Appointing a Qualified Elector to Fill the Vacancy in Seat 4 on the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; Providing for Severability, Conflicts and an Effective Date**

**On MOTION by Mr. Miller and seconded by Ms. Fraternale, with all in favor, Resolution 2025-04, Appointing Qualified Elector Zahira Buchanan to Fill the**

**Vacancy in Seat 4 on the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; Providing for Severability, Conflicts and an Effective Date, was adopted.**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Zahira Buchanan.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05,  
Electing and Removing Officers of the  
District and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-05.

Ms. Buchanan nominated the following:

Jerry Miller	Chair
Donald Eckerty	Vice Chair
Nancy Miller	Assistant Secretary
Zahira Buchanan	Assistant Secretary
Lori Fraternal	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Gary Henderson	Chair
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The following prior appointments by the Board remain unchanged by this Resolution:

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

**On MOTION by Mr. Miller and seconded by Ms. Buchanan, with all in favor, Resolution 2025-05, Electing, as nominated and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06, Approving Proposed Budgets for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2025-06. 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. Eckerty and seconded by Ms. Fraternale, with all in favor, Resolution 2025-06, Approving Proposed Budgets for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for June 5, 2025 at 6:00 p.m., if possible, or on the alternate date of August 7, 2025, if necessary, at 6:00 p.m., at The Ranch at Orange Blossom Amenity Center 1938 Hawthorn Road, Naples, Florida 34120; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-07, 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 2025-07.

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATE: Change "August 6, 2026" to "June 4, 2026"

**On MOTION by Mr. Eckerty and seconded by Ms. Buchanan, with all in favor, Resolution 2025-07, 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.**

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of February 28, 2025**

**On MOTION by Mr. Miller and seconded by Ms. Buchanan, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.**

**TWELFTH ORDER OF BUSINESS**

**Approval of Minutes**

- A. August 8, 2024 Public Hearing and Regular Meeting**
- B. November 7, 2024 Landowners' Meeting**

The following change was made:

Lines 13, 28, 29, 34, 35, 42, 43 and 46: Change "Fraternate" to "Fraternale"

**On MOTION by Ms. Buchanan and seconded by Mr. Eckerty, with all in favor, the August 8, 2024 Public Hearing and Regular Meeting Minutes, as presented, and the November 7, 2024 Landowners' Meeting Minutes, as amended, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Barraco and Associates, Inc.**

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: August 7, 2025 at 6:00 PM [Adoption of FY26 Budget]**
  - **QUORUM CHECK**

If possible, the next meeting will be held on June 5, 2025 at 6:00 p.m.; if not possible, the next meeting will be on August 7, 2025.

**FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Discussion ensued regarding whether or when a Reserve Study will be completed.

Mr. Kantarzhi will ask the District Engineer about a Reserve Study and notify the Board of his findings.

Discussion ensued regarding whether the CDD has a Fishing Policy.

**FIFTEENTH ORDER OF BUSINESS**

**Public Comments**


No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

<p><b>On MOTION by Mr. Miller and seconded by Ms. Fraternale, with all in favor, the meeting adjourned at 6:30 p.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

A stylized, handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the bottom.

Secretary/Assistant Secretary

A handwritten signature in blue ink that reads "Jerry Miller" in a cursive style.

Chair/Vice Chair