

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

The Board of Supervisors of the Orange Blossom Ranch Community Development District held a Public Hearing and Regular Meeting on August 7, 2025 at 6:00 p.m., at the Ranch at Orange Blossom Amenity Center, 1938 Hawthorn Road, Naples, Florida 34120.

**Present:**

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

**Also present:**

Andrew Kantarzhi	District Manager
Wes Haber (via telephone)	District Counsel
Frank Savage (via telephone)	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 6:01 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

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

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-08, 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 stated the proposed Fiscal Year 2026 budget is the same as the version presented at the April meeting. The District Engineer will be conducting a Reserve Study and the Annual Inspection of the CDD’s infrastructure and related systems for the 2025/2026 Goals and Objectives Reporting.

**On MOTION by Ms. Miller and seconded by Mr. Eckerty, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Mr. Miller and seconded by Ms. Fraternal, with all in favor, the Public Hearing was closed.**

**On MOTION by Ms. Miller and seconded by Ms. Buchanan, with all in favor, Resolution 2025-08, 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, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-09, 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**

**On MOTION by Ms. Miller and seconded by Mr. Miller, with all in favor, Resolution 2025-09, 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.**

**FIFTH 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 2025-10, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

**On MOTION by Ms. Miller and seconded by Ms. Buchanan, with all in favor, Resolution 2025-10, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.**

**SIXTH 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. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives, as it must be posted on the CDD website by December 1, 2025.

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

Mr. Savage stated his inspection of the CDD infrastructure and related systems was completed on July 11, 2025. Preparation of the 2025 Report is underway and he anticipates sending the final report to Management by the end of the month, well before the September 30, 2025 deadline.

**On MOTION by Ms. Fraternal and seconded by Ms. Miller, with all in favor, the Goals and Objectives Reporting FY2026 HB7013 - Special Districts Performance Measures and Standards Reporting and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-11, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-11. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

**On MOTION by Mr. Miller and seconded by Ms. Buchanan, with all in favor, Resolution 2025-11, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

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

Mr. Miller asked if the “Due to Developer” Liabilities budget item is correct. Mr. Kantarzhi stated he will check with Accounting about this and other liability entries and email an update.

**On MOTION by Ms. Miller and seconded by Ms. Fraternali, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.**

**NINTH ORDER OF BUSINESS**

**Approval of April 3, 2025 Regular Meeting Minutes**

**On MOTION by Ms. Buchanan and seconded by Mr. Eckerty, with all in favor, the April 3, 2025 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Haber offered assistance, if needed, to determine if the “Due to Developer” is a legitimate cost to the CDD.

**B. District Engineer: Barraco and Associates, Inc.**

**C. Field Operations: Access Management**

There were no District Engineer or Field Operations reports.

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

- **1,499 Registered Voters in District as of April 15, 2025**

Some Board Members think the number of registered voters should be higher. Mr. Kantarzhi stated he will compare it to the 2024 number.

- **UPCOMING MEETINGS**

- **April 2, 2026 [Presentation of FY2027 Budget]**
- **June 4, 2026 at 6:00 PM [Adoption of Fiscal Year 2027 Budget]**
- **QUORUM CHECK**

The next meeting will be held on April 2, 2026 at 5:00 p.m. instead of 6:00 p.m. The Fiscal Year 2026 Meeting Schedule will be updated to reflect the new 5:00 p.m. start time.

Discussion ensued regarding protocols for replying to CDD emails, such as not replying to all, to avoid violating the Sunshine Law. The CDD Board Members must abide by the Sunshine Laws, which differs from the HOA protocols.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Discussion ensued regarding sending an e-blast to educate residents about littorals and advising that they should not remove them from their backyards, and what other information to include in the e-blast.

**TWELFTH ORDER OF BUSINESS**

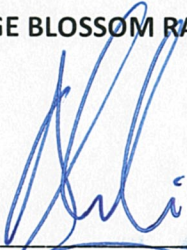
**Audience Comments**

No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Miller and seconded by Mr. Miller, with all in favor, the meeting adjourned at 6:34 p.m.**



Secretary/Assistant Secretary



Chair/Vice Chair