

Orange Blossom Ranch Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

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<https://orangeblossomranchcdd.net>

July 30, 2026

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Orange Blossom Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Orange Blossom Ranch Community Development District will hold a Public Hearing and Regular Meeting on August 6, 2026 at 3:00 p.m., at The Ranch at Orange Blossom Amenity Center, 1938 Hawthorn Road, Naples, Florida 34120. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Lori Fraternale [Seat 5]
4. Consider Appointment to Fill Unexpired Term of Seat 5; *Term Expires November 2028*
 - Administration of Oath of Office *(the following to be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to 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 Officers
5. Consideration of Resolution 2026-04, Electing and Removing Officers of the District and Providing for an Effective Date
6. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending

September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date

7. Consideration of Resolution 2026-06, Providing for Funding for the FY 2027 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
8. Consideration of Resolution 2026-07, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Amended Rules of Procedure
9. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2026-08, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
10. Consideration of Resolution 2026-09, Declaring Vacancies in Seats 1 and 2 of the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; and Providing for Severability and an Effective Date
11. Acceptance of Unaudited Financial Statements as of June 30, 2026
12. Approval of April 2, 2026 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Barraco and Associates, Inc.*
 - C. Field Operations: *Access Management*
 - D. District Manager: *Wrathell, Hunt & Associates, LLC*

- NEXT MEETING DATE: April 1, 2027 at 3:00 PM

○ QUORUM CHECK

SEAT 1	JERRY MILLER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	NANCY MILLER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	DONALD ECKERTY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ZAHIRA BUCHANAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5		☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

14. Board Members' Comments/Requests

15. Audience Comments

15. Adjournment

Should you have any questions or concerns, please do not hesitate to contact Andrew Kantarzhi at 415-516-2161.

Sincerely,



Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 867 327 4756