MINUTES OF MEETING
CAYMAS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Caymas Community Development District held a Regular Meeting on May 6, 2025 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119.

Present:

Erica Lolli	Chair
Drew Kowalczyk	Vice Chair
Bryan Boylan	Assistant Secretary
Chris Johnson	Assistant Secretary
Andrew Reiser (via telephone)	Assistant Secretary

Also present:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Ben Steets (via telephone)	Grau & Associates

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:00 p.m.

Supervisors Lolli, Kowalczyk, Boylan and Johnson were present. Supervisor Reiser attended via telephone.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Presentation of Caymas Community Development District's Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**

Mr. Steets 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.

Mr. Steets responded to questions and noted that the negative total net position represents the CDD's current use of resources; the CDD is current on its bills and is Developer-funded. The Balance Sheet is normal and healthy, and the government-side negative net position figure is not indicative of the financial health of the CDD at the fund level; rather, it reflects that the bond's payable balance is greater than the fixed asset balance.

A. Consideration of Resolution 2025-01, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, Resolution 2025-01, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-02. He stated that the proposed Fiscal Year 2026 budget is similar to the Fiscal Year 2025 budget. He reviewed increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments. The Operation & Maintenance (O&M) assessment is projected to decrease by approximately $1 per unit, year-over-year.

On MOTION by Mr. Kowalczyk and seconded by Mr. Boylan, with all in favor, Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 5, 2025 at 1:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119;

Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

In response to a question, Mr. Adams stated, if projected expenses are not met, surplus funds fall to the Fund Balance. He noted that seasonal expenses related to conservation area maintenance during the transition from the Developer to the CDD are not yet reflected in the actuals as of March 31, 2025. Mr. Willis was asked to ensure that the lake maintenance contractor catches up with billing, as it seems to be several months behind, which affects the actuals. He noted that the CDD has monitoring and reporting requirements and stated that contract should be with the CDD, as funds are budgeted for that expenditure.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, 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. Adams presented Resolution 2025-03.

On MOTION by Mr. Kowalczyk and seconded by Ms. Lolli, with all in favor, Resolution 2025-03, 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, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date**

Mr. Adams presented Resolution 2025-04. 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 Ms. Lolli and seconded by Mr. Johnson, with all in favor, Resolution 2025-04, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2025. He noted that the negative Construction Fund balance is likely related to retainage that was paid directly and will be addressed with the Developer. Upon receiving the signoff of the Affidavit of No Liens, the account will be closed and the project certified complete by the Engineer.

The financials were accepted.

EIGHTH ORDER OF BUSINESS **Approval of September 5, 2024 Public Hearings and Regular Meeting Minutes**

On MOTION by Ms. Lolli and seconded by Mr. Johnson, with all in favor, the September 5, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Coleman, Yovanovich & Koester, PA

Mr. Urbancic reminded the Board that the four hours of ethics training must be completed every year. Mr. Adams advised the Board to expect an email from the Florida Commission on Ethics regarding filing Form 1, which must be submitted online by July 1, 2025. Completion of the ethics training in calendar year 2024 will be reported by checking the appropriate checkbox when filing Form 1 in 2025.

B. District Engineer: Atwell, LLC

There was no report.

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

- **NEXT MEETING DATE: June 3, 2025 at 1:00 PM**
  - **QUORUM CHECK**

The next meeting will be held on June 3, 2025, unless canceled.

TENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, the meeting adjourned at 1:15 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair