

**MINUTES OF MEETING
CAYMAS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Caymas Community Development District held a Public Hearing and Regular Meeting on August 5, 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	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Wrathell, Hunt and Associates, LLC
Greg Urbancic (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:02 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. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-05, 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. Adams presented Resolution 2025-05. 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. The budget is mostly unchanged since it was last presented. This budget contains a Landowner-contribution for the future phase expenses so that all the operating budget expenses do not fall on just a portion of the property owners. The Landowner-contribution will be via a Deficit Funding Agreement. The Operation & Maintenance (O&M) assessment is projected to decrease slightly, year-over-year.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Johnson and seconded by Ms. Lolli, with all in favor, Resolution 2025-05, 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 2025-06, Providing for Funding for the FY 2025-2026 Adopted Budget(s); Levying and Imposing Non-Ad Valorem Operation and Maintenance Special Assessments; 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

Mr. Adams presented Resolution 2025-06. This is the Assessment Levying Resolution that takes into consideration the budget that was just adopted and the assessment levels contained therein, directs Staff to prepare a lien roll and transmit the lien roll to the Tax Collector for placement of the assessments on the property tax bill.

On MOTION by Mr. Kowalczyk and seconded by Mr. Johnson, with all in favor, Resolution 2025-06, Providing for Funding for the FY 2025-2026 Adopted Budget(s); Levying and Imposing Non-Ad Valorem Operation and Maintenance Special Assessments; 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**Consideration of Fiscal Year 2026 Deficit Funding Agreement**

Mr. Adams presented the Fiscal Year 2026 Deficit Funding Agreement.

On MOTION by Ms. Lolli and seconded by Mr. Boylan, with all in favor, the Fiscal Year 2026 Deficit Funding Agreement, in substantial form, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams 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.

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

On MOTION by Mr. Kowalczyk and seconded by Ms. Lolli, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 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 District Engineer.

The financials were accepted.

EIGHTH ORDER OF BUSINESS**Approval of May 6, 2025 Regular Meeting Minutes**

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, the May 6, 2025 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 Members to complete the required four hours of ethics training by December 31, 2025. Completion will be reported when filing Form 1 in 2026.

B. District Engineer: Atwell, LLC

There was no report.

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

- **5 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: September 2, 2025 at 1:00 PM**
 - **QUORUM CHECK**

The next meeting will be held on September 2, 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 1:12 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

CAYMAS CDD

August 5, 2025

CCP & A

Secretary/Assistant Secretary


Chair/Vice Chair