

**MINUTES OF MEETING**

***One Daytona Community Development District  
Board of Supervisors' Special Meeting  
Wednesday, June 11, 2025, at 10:00 a.m.  
International Motorsports Center, One Daytona Boulevard, Daytona Beach, FL 32114***

Present:

|                  |                     |             |
|------------------|---------------------|-------------|
| Kevin Bowler     | Chairman            |             |
| Glenn Ritchey    | Vice Chair          | (via phone) |
| Jeff Boerger     | Assistant Secretary |             |
| Kelly Dispenette | Assistant Secretary |             |

Also present were:

|                |                          |             |
|----------------|--------------------------|-------------|
| Jane Gaarlandt | PFM Group Consulting LLC |             |
| Kwame Jackson  | PFM Group Consulting LLC | (via phone) |
| Audrey Ryan    | PFM Group Consulting LLC | (via phone) |
| Mark Watts     | Cobb Cole                | (via phone) |
| Bobby Ball     | ZevCohen                 |             |

**FIRST ORDER OF BUSINESS**

**Administrative Matters**

**Call to Order**

Ms. Gaarlandt called the meeting of the Board of Supervisors of the One Daytona Community Development District to order at 10:00 a.m. and roll call was taken. Those in attendance are listed above.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Cheryl Coxwell's Letter of  
Resignation from the Board of Supervisors**

- **Nomination(s) for Vacant Seat 5**

In order to establish a quorum, Ms. Gaarlandt noted that Seat 5 was vacant and requested nominations. The term for Seat 5 will expire in November of 2026.

On MOTION by Mr. Boerger, seconded by Mr. Bowler, with all in favor, the Board nominated Ms. Dispenette for Seat 5.

Ms. Gaarlandt administered the Oath of Office to Ms. Dispenette.

On MOTION by Mr. Boerger, seconded by Mr. Bowler, with all in favor, the Board accepted Ms. Coxwell's Letter of Resignation from the Board of Supervisors.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowner's Election**

The Board reviewed the election results.

On MOTION by Mr. Ritchey, seconded by Mr. Bowler, with all in favor, the Board approved Resolution 2025-01, Canvassing and Certifying the Results of the Landowner's Election.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-02, Election of Officers**

Ms. Gaarlandt reviewed the current slate of officers and noted this resolution is to reconfirm the officers of the District, with the newly elected Board member. However, the Board was free to make any changes they would like.

On MOTION by Mr. Bowler, seconded by Mr. Boerger, with all in favor, the Board approved Resolution 2025-02, Election of Officers, adding Ms. Dispenette as an Assistant Secretary, and keeping all other Officers the same.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of the Minutes of:**

- a. **The August 16, 2024, Special Board of Supervisors' Meeting**
- b. **The November 15, 2024, Landowners' Election Meeting**

The Board reviewed the minutes.

Mr. Bowler reviewed a few items from the minutes and requested an update on the historical overview for the website.

District Counsel noted it will be ready for review by the next Board Meeting.

There was also discussion regarding the District's insurance. It was noted the insurance is in good standing, with no issues.

On MOTION by Mr. Bowler, seconded by Mr. Boerger, with all in favor, the Board approved the Minutes of the August 16, 2024, Special Board of Supervisors' Meeting.

On MOTION by Mr. Bowler, seconded by Ms. Dispenette, with all in favor, the Board approved the Minutes of the November 15, 2024, Landowners' Election Meeting.

#### **SEVENTH ORDER OF BUSINESS**

#### **Review of Letter from Supervisor of Elections Regarding Qualified Electors**

Ms. Gaarlandt reviewed the letter noting that once there are 250 registered voters in the District, the Board will begin the transition to resident seats. There are 128 registered voters in the District as of April 15, 2025, per the letter from Supervisor of Elections.

#### **EIGHTH ORDER OF BUSINESS**

#### **Business Matters**

#### **Consideration of VGlobalTech Website Maintenance Proposed Fee Increase**

The Board reviewed the fee increase from VGlobalTech. Ms. Gaarlandt noted the increase is reflected in the proposed budget.

On MOTION by Mr. Boerger, seconded by Ms. Dispenette, with all in favor, the Board approved the VGlobalTech Website Maintenance Proposed Fee Increase.

#### **NINTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date Thereon**

Mr. Bowler gave an overview of the preliminary budget and noted the recommendation for the public hearing is August 15, 2025. There is no change to the overall budget.

Ms. Gaarlandt reviewed several line items, including additional optional insurance. Crime insurance and volunteer workers compensation insurance totals \$1,350.00. She also gave an overview of the difference between the general liability insurance and the volunteer worker's compensation insurance.

Mr. Bowler noted his agreement with the insurance.

On MOTION by Mr. Bowler, seconded by Mr. Boerger, with all in favor, the Board approved Resolution 2025-03, Approving a Preliminary Budget for Fiscal Year 2026 and Setting a Public Hearing Date Thereon for August 15, 2025, at 10:00 a.m., at the same location.

There was brief discussion regarding the date for the public hearing and having quorum. Mr. Bowler will follow up with Ms. Gaarlandt.

#### **TENTH ORDER OF BUSINESS**

#### **Consideration of Amendment to Financial Advisory Agreement for Re-amortization Services**

Ms. Gaarlandt noted this is an update to the original agreement that was approved in 2019.

On MOTION by Ms. Dispenette, seconded by Mr. Boerger, with all in favor, the Board approved the Amendment to Financial Advisory Agreement for Re-amortization Services.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Ratification of Fiscal Year 2025 Insurance Proposal**

Mr. Bowler gave an overview of the proposal and noted there were no gaps in the insurance.

On MOTION by Mr. Boerger, seconded by Ms. Dispenette, with all in favor, the Board ratified the Fiscal Year 2025 Insurance Proposal.

### **Ratification of Fiscal Year 2024 Auditor Engagement Letter**

Mr. Bowler gave an overview of the engagement letter and noted this was already approved by the Chair.

On MOTION by Mr. Boerger, seconded by Ms. Disponette, with all in favor, the Board ratified the Fiscal Year 2024 Auditor Engagement Letter.

### **Review and Acceptance of the Fiscal Year 2024 Audit Report**

Mr. Bowler gave an overview of the audit report.

Ms. Gaarlandt noted the report is accessible on the District's website.

On MOTION by Mr. Boerger, seconded by Mr. Ritchey, with all in favor, the Board accepted the Fiscal Year 2024 Audit Report.

### **Consideration of Funding Request Nos. 211 – 235**

Mr. Bowler gave an overview of the funding requests.

On MOTION by Mr. Bowler, seconded by Mr. Boerger, with all in favor, the Board approved Funding Request Nos. 211 – 235.

## **TWELFTH ORDER OF BUSINESS**

### **Review of District Financials**

The Board reviewed the District financials. Mr. Bowler gave an overview.

Ms. Gaarlandt noted the financials were updated as of April 2025.

Ms. Ryan gave an overview of the year-to-date expenses.

No action was required by the Board.

## THIRTEENTH ORDER OF BUSINESS

## Other Business

### Staff Reports

District Counsel – Mr. Watts gave an overview of the Florida Sunshine laws, public record laws, and ethics laws for the new Board member. He also gave an overview of the required Form 1 and 4-hour annual Ethics Training.

District Engineer – Mr. Ball noted the yearly inspection was complete and there are only some drainage control structures that may need to be corrected. Overall, everything looked good.

District Manager – Ms. Gaarlandt will send all information needed to Ms. Disponette and provide her with a District email as well. She noted Ms. Disponette will be required to complete the Ethics Training next year, but she will resend links to the Board to complete the training. The next Board meeting is scheduled for August 15, 2025. The July 18<sup>th</sup> meeting will not be needed at this time.

Audience Comments – There were no audience comments.

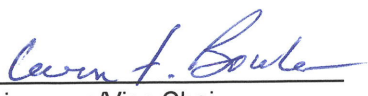
Supervisor Requests – There were no Supervisor requests.

## FOURTEENTH ORDER OF BUSINESS

## Adjournment

Mr. Bowler requested a motion to adjourn the meeting.

On MOTION by Mr. Boerger, seconded by Ms. Disponette, with all in favor, the One Daytona CDD June 11, 2025, Board of Supervisors' Meeting was adjourned at approximately 10:35 a.m.

  
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Secretary/Assistant Secretary  
\_\_\_\_\_  
Chairperson/Vice Chair