

MINUTES OF MEETING

**One Daytona Community Development District
Board of Supervisors' Meeting
Friday, August 15, 2025, at 10:00 a.m.
International Motorsports Center, One Daytona Boulevard, Daytona Beach, FL 32114**

Present:

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

Also present were:

| | | |
|----------------|--------------------------|-------------|
| Jane Gaarlandt | PFM Group Consulting LLC | |
| Kwame Jackson | PFM Group Consulting LLC | |
| Audrey Ryan | PFM Group Consulting LLC | |
| 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 10:03 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 the Minutes of the June 11, 2025, Board of Supervisors' Special Meeting

The Board reviewed the minutes.

On MOTION by Ms. Dispenette, seconded by Mr. Boerger, with all in favor, the Board approved the Minutes of the June 11, 2025, Board of Supervisors' Special Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Setting an Annual Meeting Schedule for Fiscal Year 2025/2026

The Board reviewed the annual meeting schedule. It was noted meetings can be adjusted as necessary.

Ms. Gaarlandt noted that calendar invites will be sent to the Board.

On MOTION by Mr. Bowler, seconded by Mr. Ritchey, with all in favor, the Board approved Resolution 2025-04, Setting an Annual Meeting Schedule for Fiscal Year 2025/2026.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05,
Adopting Goals, Objectives, and Performance
Measures and Standards**

Mr. Bowler noted these are the same overall goals and objectives as last year.

On MOTION by Mr. Kelleher, seconded by Ms. Dispenette, with all in favor, the Board approved Resolution 2025-05, Adopting Goals, Objectives, and Performance Measures and Standards.

SIXTH ORDER OF BUSINESS

Business Matters

**Public Hearing on the Adoption of the
District's Fiscal Year 2025/2026 O&M Budget**

- a. Public Comments and Testimony
- b. Board Comments
- c. Consideration of Resolution 2025-06,
Adopting Fiscal Year 2025/2026
Budget and Appropriating Funds

On MOTION by Mr. Bowler, seconded by Mr. Boerger, with all in favor, the Board opened the Public Hearing on the Adoption of the District's Fiscal Year 2025/2026 O&M Budget.

There were no public comments.

On MOTION by Mr. Bowler, seconded by Ms. Dispenette, with all in favor, the Board closed the Public Hearing on the Adoption of the District's Fiscal Year 2025/2026 O&M Budget.

There were no Board comments.

The Board reviewed the resolution.

On MOTION by Mr. Kelleher, seconded by Ms. Dispenette, with all in favor, the Board approved Resolution 2025-06, Adopting Fiscal Year 2025/2026 Budget and Appropriating Funds.

SEVENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2025/2026
Budget Funding Agreement**

Mr. Bowler noted this agreement is consistent with the previous fiscal year.

On MOTION by Mr. Boerger, seconded by Ms. Dispenette, with all in favor, the Board approved the Fiscal Year 2025/2026 Budget Funding Agreement.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Series 2018 Bonds Annual Arbitrage Calculations

Mr. Bowler noted this is a requirement for the District.

Ms. Gaarlandt noted this is now an annual report requirement due to changing market conditions.

On MOTION by Ms. Dispenette, seconded by Mr. Boerger, with all in favor, the Board approved the Proposal for Series 2018 Bond Annual Arbitrage Calculations.

NINTH ORDER OF BUSINESS

Review and Acceptance of Annual Engineer's Inspection Report

The Board reviewed the Engineer's Inspection Report.

Mr. Ball noted there are no major concerns.

On MOTION by Mr. Boerger, seconded by Ms. Dispenette, with all in favor, the Board accepted the Annual Engineer's Inspection Report.

TENTH ORDER OF BUSINESS

Ratification of Funding Request Nos. 236 – 242

Mr. Bowler gave an overview of the funding requests.

On MOTION by Mr. Bowler, seconded by Mr. Ritchey, with all in favor, the Board approved Funding Request Nos. 226 – 242.

ELEVENTH ORDER OF BUSINESS

Review of District Financials

The Board reviewed the District financials.

No action was required by the Board.

TWELFTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Watts noted he is working on the memo related to the District's history.

District Engineer – No report.

District Manager – Ms. Gaarlandt noted the next Board meeting is scheduled for September 19, 2025. As the date approaches it will be determined if the meeting is needed.

Audience Comments – There were no audience comments.

Supervisor Requests – Ms. Disponette gave a project update and noted that the adjunct apartments opened in late May and are 45% leased. She also advised that there will be an event to introduce the new statue outside the apartments.

THIRTEENTH 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 August 15, 2025, Board of Supervisors' Meeting was adjourned.



Jen Gaarlandt
Secretary/Assistant Secretary



Steven Bowler
Chairman/Vice Chairman