

MINUTES OF MEETING

One Daytona Community Development District Continued Board of Supervisors' Meeting

Wednesday, June 10, 2026, at 10:00 a.m.

International Motorsports Center, One Daytona Boulevard, Daytona Beach, FL 32114

Present:

Kevin Bowler
Glenn Ritchey
Jeff Boerger
Kelly Dispennette

Chairman
Vice Chairman (via phone)
Assistant Secretary
Assistant Secretary

Also present were:

Jane Gaarlandt
Kwame Jackson
Audrey Ryan
Mark Watts
Bobby Ball

PFM Management Services LLC
PFM Management Services LLC (via phone)
PFM Management Services LLC
Cobb Cole (via phone)
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 10:02 a.m. and roll call was taken. Those in attendance are listed above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the January 16, 2026, Board of Supervisors' Meeting

The Board reviewed the minutes.

Mr. Bowler noted that Mr. Watts provided the memorandum on the history of the District to the Board.

On MOTION by Mr. Boerger, seconded by Mr. Ritchey, with all in favor, the Board approved the Minutes of the January 16, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Designating a Date, Time and Location for the 2026 Landowners' Election Meeting

Mr. Bowler noted the recommended date for the Landowner's Election Meeting is November 20, 2026.

Ms. Gaarlandt noted the requested time is 10:00 a.m., at the current location. It was noted the Board does not have to be present at that meeting, only the Landowner or Landowner's Proxy. Seat 1, currently held by Mr. Ritchey, Seat 3, currently held by Mr. Boerger, and Seat 5, currently held by Ms. Dispennette, will be up for the Landowner's Election.

On MOTION by Ms. Dispennette, seconded by Mr. Boerger, with all in favor, the Board approved Resolution 2026-01, Designating a Date, Time, and Location for the 2026 Landowners' Election Meeting, with a date of November 20, 2026, at 10:00 a.m., at One Daytona Boulevard, Daytona Beach, FL 32114.

FIFTH ORDER OF BUSINESS

Review of Letter from Supervisor of Elections, Volusia County

Mr. Bowler noted that there are 127 registered voters in the District.

No action was required.

SIXTH ORDER OF BUSINESS

Appointment of Auditor Selection Committee

Ms. Gaarlandt noted a meeting of the Auditor Selection Committee is following the Board meeting. It is recommended that the full Board be appointed to the Auditor Selection Committee.

On MOTION by Ms. Dispennette, seconded by Mr. Boerger, with all in favor, the Board appointed the full Board to the Auditor Selection Committee.

SEVENTH ORDER OF BUSINESS

Business Matters

Consideration of Resolution 2026-02, Approving Fiscal Year 2026-2027 Proposed Budget, and Setting a Public Hearing Date

Mr. Bowler noted the recommended date for the Public Hearing is August 21, 2026, at 10:00 a.m., at the current location.

The Board reviewed the budget.

On MOTION by Ms. Dispennette, seconded by Mr. Boerger, with all in favor, the Board approved Resolution 2026-02, Approving Fiscal Year 2026-2027 Proposed Budget, and Setting a Public Hearing Date for August 21, 2026, at 10:00 a.m., at One Daytona Boulevard, Daytona Beach, FL 32114.

EIGHTH ORDER OF BUSINESS

Ratification of Funding Request Nos. 257 – 264

The Board reviewed the Funding Requests.

On MOTION by Ms. Dispennette, seconded by Mr. Boerger, with all in favor, the Board ratified Funding Request Nos. 257 – 264.

NINTH ORDER OF BUSINESS

Review of District Financials

The Board reviewed the District financials.

Mr. Bowler gave an overview and noted the District is under budget.

No action was required by the Board.

TENTH ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – Mr. Watts noted the District is bringing in more revenue than needed for the debt service. He recommended that he work with District Staff on rolling the deferred obligation into an interest-bearing account to pay off the debt faster. This will be reviewed by the Board at the August meeting.

There was brief discussion regarding the debt obligation.

District Engineer – Mr. Ball noted he is working on the Annual Engineer's Report, which will include any repair recommendations. It was noted there is a 5-year stormwater analysis requirement due in 2027.

District Manager – Ms. Gaarlandt noted the next Board meeting is scheduled for July 17, 2026. The Board agreed to cancel that meeting. It was noted the budget meeting will be held on August 21st.

Mr. Jackson noted he had received communication from a resident of the District regarding running for a Seat on the Board. It was noted the District has not reached the required registered voter threshold at this time.

It was noted the memorandum on the District's history will be posted on the District's website once Mr. Watts has provided the final document, which includes various links.

Ms. Gaarlandt reminded the Board of the Form 1 deadline of July 1st.

It was noted the FY25 final Audit report will be on the next agenda.

ELEVENTH ORDER OF BUSINESS

Audience Comments & Supervisor Requests

There were no audience comments or Supervisor requests.

TWELFTH ORDER OF BUSINESS

Adjournment

Mr. Bowler requested a motion to adjourn the meeting.

On MOTION by Ms. Dispennette, seconded by Mr. Boerger, with all in favor, the One Daytona CDD June 10, 2026, Board of Supervisors' Meeting was adjourned at 10:21 a.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman