

**MINUTES OF MEETING
REGAL-VILLAGE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Regal-Village Community Development District held Public Hearings and a Regular Meeting on September 15, 2025 at 10:30 a.m., at the Goldbetter, Miami Business Center, 1031 Ives Dairy Road, Suite 228, Miami, Florida 33179.

Present:

Frank Reynolds
Debbie Leonard
Rebecca Cortes
Cynthia Caldevilla

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Thomas
Ginger Wald
Zach Griffith (via telephone)
Heath Rivers

District Manager
District Counsel
Forestar
DR Horton (appointed at meeting)

**DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE
MINUTES TRANSCRIBED FROM THE MEETING NOTES**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 10:56 a.m.

Supervisors Reynolds, Leonard, Caldevilla and Cortes were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 4; Term Expires November
2028**

Heath Rivers was nominated to fill Seat 4.

No other nominations were made.

On MOTION by Ms. Caldevilla and seconded by Mr. Reynolds, with all in favor, appointment of Heath Rivers to fill Seat 4, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided under a separate cover)**

Ms. Thomas, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Heath Rivers. Mr. Rivers is familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Publics Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-07.

Ms. Cortes nominated the following:

Frank Reynolds	Chair
Debbie Leonard	Vice Chair
Cynthia Caldevilla	Assistant Secretary
Rebecca Cortes	Assistant Secretary
Heath Rivers	Assistant Secretary

No other nominations were made.

The following prior appointments remain unchanged:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Ms. Cortes and seconded by Ms. Leonard, with all in favor, Resolution 2025-07, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**
 Ms. Thomas presented Resolution 2025-08. She 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.

On MOTION by Mr. Reynolds and seconded by Ms. Leonard, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Leonard and seconded by Ms. Cortes, with all in favor, the Public Hearing was closed.

On MOTION by Ms. Leonard and seconded by Mr. Reynolds, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**

- B. Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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**

Ms. Thomas presented Resolution 2025-09.

The Public Hearing was opened.

No affected property owners or members of the public spoke.

The Public Hearing was closed.

On MOTION by Mr. Reynolds and seconded by Ms. Leonard, with all in favor, Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Ms. Thomas presented the Audited Annual 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.

- A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

On MOTION by Ms. Cortes and seconded by Mr. Reynolds, with all in favor, Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [Section 189.0694, Florida Statutes - Special Districts

Performance Measures and Standards Reporting]

Ms. Thomas presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Cortes and seconded by Mr. Reynolds, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

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

Ms. Thomas noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Reynolds and seconded by Ms. Leonard, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2025

On MOTION by Mr. Reynolds and seconded by Ms. Cortes, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of April 21, 2025 Regular Meeting Minutes

On MOTION by Ms. Leonard and seconded by Mr. Reynolds, with all in favor, the April 21, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

- **2025 Legislative Update**

The 2025 Legislative Update Memorandum was included for informational purposes.

- **Form 1 Submission and Ethics Training**

Ms. Wald reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

B. District Engineer: Alvarez Engineers, Inc.

There was no report.

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

- **185 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: October 2, 2025 at 10:30 AM**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Cortes and seconded by Ms. Caldevilla, with all in favor, the meeting adjourned at 11:09 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

REGAL-VILLAGE CDD

September 15, 2025


Secretary/Assistant Secretary


Chair/Vice Chair