

**MINUTES OF MEETING  
FRERC  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the FRERC Community Development District held a Regular Meeting on June 3, 2025 at 10:00 a.m., at Ocoee City Hall, 1 Bluford Avenue, Ocoee, Florida 34761.

**Present:**

James Lavigne  
Deanna Snitko  
Jennifer Stafford  
Mike Rumer

Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Ernesto Torres (via telephone)  
Felix Rodriguez  
Wes Haber (via telephone)  
Momtaz Barq (via telephone)  
Brian Robinson (via telephone)  
John Amm

District Manager  
Wrathell, Hunt and Associates, LLC  
District Counsel  
District Engineer  
Landowner/Developer  
City Center West Orange

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rodriguez called the meeting to order at 10:10 a.m.

Supervisors Lavigne, Snitko, Stafford and Rumer were present. Supervisor Radolan was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2025-12,  
Approving a Proposed Budget for Fiscal  
Year 2025/2026 and Setting a Public  
Hearing Thereon Pursuant to Florida Law;**

**Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Rodriguez presented Resolution 2025-12. 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.

**On MOTION by Ms. Snitko and seconded by Ms. Stafford, with all in favor, Resolution 2025-12, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 20, 2025 at 10:00 a.m., at Ocoee City Hall, 1 Bluford Ave, Ocoee FL, 34761; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-13, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Rodriguez presented Resolution 2025-13. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

**On MOTION by Ms. Snitko and seconded by Mr. Lavigne, with all in favor, Resolution 2025-13, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Matters Related to Foreclosure Litigation Status and any Related Board Action Items**

Mr. Haber stated that Mr. Brown, of his office, requested that the Board approve a representative to represent the CDD in the event that a mediation is scheduled in the litigation.

That person would attend the mediation and would have the ability to approve the settlement for the purposes of saying that they believe it is a reasonable and good settlement for the purposes of presenting it to the Board for consideration. The person would not have the authority to approve and finalize a settlement; rather, any settlement would need to be presented to the Board for approval.

Mr. Haber suggested appointing "District Management" as the representative and not specifically naming a single person, so that there is flexibility as to who from District Management attends.

The Board is designating a District Manager to act on behalf of the District during mediation and granted the District Manager the authority to negotiate a fair settlement to be subsequently presented to the Board for consideration.

**On MOTION by Mr. Lavigne and seconded by Ms. Stafford, with all in favor, designating a District Manager/District Management to act on behalf of the District during mediation and authorizing a District Manager/District Management to negotiate a fair settlement, to be presented to the Board for consideration and final approval, was approved.**

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

**Consideration of Resolution 2025-14,  
Electing Felix Rodriguez as Assistant  
Secretary of the District, and Providing for  
an Effective Date**

This item was presented following the Twelfth Order of Business.

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

**Consideration of Resolution 2025-15,  
Declaring Special Assessments to Fund the  
Proposed Budget(s) for FY 2026 Pursuant  
to Chapters 170, 190 And 197, Florida  
Statutes; Setting Public Hearing;  
Addressing Publication; Addressing  
Severability; and Providing an Effective  
Date**

Mr. Rodriguez presented Resolution 2025-15. Mr. Haber stated that this starts the process of levying assessments.

On MOTION by Ms. Snitko and seconded by, with all in favor Mr. Lavigne, Resolution 2025-15, Declaring Special Assessments to Fund the Proposed Budget(s) for FY 2026 Pursuant to Chapters 170, 190 And 197, Florida Statutes; Setting Public Hearing for August 20, 2025 at 10:00 a.m., at Ocoee City Hall, 1 Bluford Ave, Ocoee FL, 34761; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

**EIGHTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial  
Statements as of April 30, 2025

On MOTION by Mr. Lavigne and seconded by Ms. Stafford, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

**NINTH ORDER OF BUSINESS**

Approval of February 19, 2025 Public  
Hearing and Regular Meeting Minutes

On MOTION by Ms. Stafford and seconded by Mr. Rumer, with all in favor, the February 19, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

**TENTH ORDER OF BUSINESS**

Staff Reports

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Terra-Max Engineering, Inc.

- Infrastructure Goal
- Certificate of Completion

There were no District Counsel or District Engineer reports.

- C. District Manager: Wrathell, Hunt and Associates, LLC
  - NEXT MEETING DATE: June 18, 2025 at 10:00 AM
    - QUORUM CHECK

**ELEVENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

- **Consideration of Resolution 2025-14, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date**

**This item, previously the Sixth Order of Business, was presented out of order.**

Mr. Rodriguez presented Resolution 2025-14. This Resolution appoints Felix Rodriguez as an Assistant Secretary. All prior appointments to the Board remain unchanged by this Resolution.

**On MOTION by Ms. Snitko and seconded by Mr. Lavigne, with all in favor, Resolution 2025-14, Electing Felix Rodriguez as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.**

**THIRTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Ms. Snitko and seconded by Ms. Stafford, with all in favor, the meeting adjourned at 10:24 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



---

Secretary/Assistant Secretary



---

Chair/Vice Chair