

**MINUTES OF MEETING  
SOUTH LAKE TOHO  
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the South Lake Toho Community Development District was held on November 6, 2025 at 9:00 a.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Lillie Room - HMC, Kissimmee, Florida 34741.

**Present:**

Kevin Kramer	Assistant Secretary
Jody Pino	Assistant Secretary
Kevin Mays	Assistant Secretary

**Also present:**

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Michael Eckert	District Counsel
Kathy Leo	District Engineer
David D’Ambrosio (via telephone)	Development Team
Bob Gang (via telephone)	Bond Counsel
Jason Gonzalez (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 9:10 a.m. Initial Board Supervisors Jody Pino, Kevin Kramer and Kevin Mays were present. Initial Board Supervisors Justin Onorato and Noah Breakstone were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**PART 1: GENERAL DISTRICT ITEMS**

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Initial Board of Supervisors**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Jody Pino, Kevin Kramer and Kevin Mays. All are familiar with the following:

- A. Required Ethics Training and Disclosure Filing
- 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 Public Officers

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01, Electing and Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Torres presented Resolution 2026-01. Mr. Kramer nominated the following slate:

Chair	Noah Breakstone
Vice Chair	Kevin Mays
Secretary	Craig Wrathell
Assistant Secretary	Kevin Kramer
Assistant Secretary	Jody Pino
Assistant Secretary	Justin Onorato
Assistant Secretary	Ernesto Torres
Assistant Secretary	Felix Rogriguez
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2026-01, Electing and Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Designating a Date, Time, and Location for Landowners’ Meeting of the District, and Providing for an Effective Date**

**On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2026-02, Designating a Date, Time, and Location of January 8, 2026 at 9:30 a.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second**

Floor, Lillie Room - HMC, Kissimmee, Florida 34741, for a Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

**PART 2: CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS, BUDGETARY ITEMS AND ADMINISTRATIVE ITEMS)**

**ORGANIZATIONAL ITEMS**

**SIXTH ORDER OF BUSINESS**

**Consideration of the Following Consent Agenda Organizational Items:**

Mr. Torres presented the following Consent Agenda Organizational Items:

- A. Resolution 2026-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
  - **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**
- B. Resolution 2026-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**
  - **Fee Agreement: Kutak Rock LLP**
- C. Resolution 2026-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**
- D. Resolution 2026-06, Appointing an Interim District Engineer for the South Lake Toho Community Development District, Authorizing Its Compensation and Providing for an Effective Date**
  - **Interim Engineering Services Agreement: GAI Consultants**
- E. Authorization of Request for Qualifications (RFQ) for Engineering Services**
- F. Resolution 2026-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**
- G. Resolution 2026-08, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**
- H. Resolution 2026-09, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the South Lake Toho Community Development District**
- I. Authorization of Request for Proposals (RFP) for Annual Audit Services**

- Designation of Board of Supervisors as Audit Committee
- J. Strange Zone, Inc., Quotation #M25-037 for District Website Design, Maintenance and Domain Web-Site Design Agreement
- K. Resolution 2026-10, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date
- L. Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
- M. Consideration of E-Verify Memorandum

**BANKING ITEMS**

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Consent Agenda Banking Items:**

Mr. Torres presented the following Consent Agenda Banking Items:

- A. Resolution 2026-11, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date
- B. Resolution 2026-12, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

**BUDGETARY AND ADMINISTRATIVE ITEMS**

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Following Consent Agenda Budgetary Items:**

Mr. Torres presented the following Consent Agenda Budgetary Items:

- A. Fiscal Year 2025/2026 Budget Funding Agreement
- B. Resolution 2026-13, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes
- C. Resolution 2026-14, Authorizing the Disbursement of Funds of the District Without Prior Approval of the District’s Board of Supervisors (“Board”); Setting Certain Monetary Thresholds; and Providing for Severability and an Effective Date

- D. Resolution 2026-15, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date
- E. Resolution 2026-16, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
- F. Resolution 2026-17, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Consent Agenda Items listed in the Sixth, Seventh and Eighth Orders of Business, were adopted, approved, ratified and/or accepted.

**PART 3: NON-CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)**

**ORGANIZATIONAL ITEMS**

**NINTH ORDER OF BUSINESS**

Consideration of the Following Non-Consent Agenda Organizational Items:

- A. Interlocal Agreement Between South Lake Toho Community Development District and Osceola County, Florida Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices and the Provision of Enhanced Improvements and Infrastructure

Mr. Eckert presented the Interlocal Agreement.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Interlocal Agreement Between South Lake Toho Community Development District and Osceola County, Florida, Regarding the Exercise of Powers and Cooperation on Providing Additional Disclosure and Notices and the Provision of Enhanced Improvements and Infrastructure, was approved.

- B. Resolution 2026-18, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

- C. Resolution 2026-19, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

**I. Rules of Procedure**

**II. Notices of Rule Development and Rulemaking**

Mr. Torres presented Resolution 2026-19 and the accompanying Exhibits.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-19, to Designate February 5, 2026 at 10:00 a.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Lillie Room - HMC, Kissimmee, Florida 34741, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

**D. Resolution 2026-20, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Torres presented Resolution 2026-20. The consensus was that meetings will be held on the same days as the Edgewater East and West CDDs at 10:00 a.m., at this location. Staff will determine meeting room availability and schedule dates accordingly.

The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATES: TBD

TIME: 10:00 AM

LOCATION: Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Lillie Room - HMC, Kissimmee, Florida 34741

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-20, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.**

**E. Board Member Compensation: 190.006 (8), F.S.**

The Board does not accept compensation.

**F. Resolution 2026-21, Setting Forth the Policy of the South Lake Toho Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date**

- **Authorization to Obtain General Liability and Public Officers' Insurance**

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-21, Setting Forth the Policy of the South Lake Toho Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers and Providing for an Effective Date, was adopted; and authorizing Staff to obtain General Liability and Public Officers’ Insurance, was approved.**

- G. Resolution 2026-22, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-22, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.**

- H. Resolution 2026-23, Authorizing Certain Actions in Connection with the Implementation of the District’s Capital Improvement Plan, Including the Conveyance and/or Acquisition of Real and Personal Property, Execution of Plats, Transfer of Permits, Execution of Contracts and Change Orders, Payment of Requisitions, and Other Actions As Described Herein; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-23, Authorizing Certain Actions in Connection with the Implementation of the District’s Capital Improvement Plan, Including the Conveyance and/or Acquisition of Real and Personal Property, Execution of Plats, Transfer of Permits, Execution of Contracts and Change Orders, Payment of Requisitions, and Other Actions As Described Herein; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**BANKING ITEMS**

**TENTH ORDER OF BUSINESS**

**Consideration of the Following Non-Consent Agenda Banking Item:**

- A. Resolution 2026-24, Designating a Public Depository for Funds of the District and Providing an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-24, Designating Truist Bank as a Public Depository for Funds of the District and Providing an Effective Date, was adopted.

**BUDGETARY ITEMS**

**ELEVENTH ORDER OF BUSINESS**

Consideration of the following Non-Consent Agenda Budgetary Item:

- A. Resolution 2026-25, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Mr. Torres presented Resolution 2026-26 and the proposed Fiscal Year 2026 budget, which is a Landowner-funded, Professional and Administrative budget, with expenses funded as they are incurred.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-26, Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for February 5, 2026 at 10:00 a.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Lillie Room - HMC, Kissimmee, Florida 34741, and Providing for an Effective Date, was adopted.

**PART 4: BOND FINANCING RELATED MATTERS**

**TWELFTH ORDER OF BUSINESS**

Consideration of the Following Bond Financing Related Items:

- A. Bond Financing Team Funding Agreement

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Bond Financing Team Funding Agreement, was approved.

- B. Engagement of Bond Financing Professionals

- I. Underwriter/Investment Banker: FMSbonds, Inc.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the FMSbonds, Inc., Agreement for Underwriter Services and G-17 Disclosure, was approved.

**II. Bond Counsel: Greenberg Traurig, P.A.**

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Greenberg Traurig, P.A., Engagement Letter for Bond Counsel Services, was approved.**

**III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.**

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the US Bank Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.**

**C. Resolution 2026-26, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Torres presented Resolution 2026-26. This enables the CDD to utilize the Uniform Method of levying and collecting special assessments using the services of the Property Appraiser and Tax Collector.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-26, Designating a Date, Time, and Location of February 5, 2026 at 10:00 a.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Lillie Room -HMC, Kissimmee, Florida 34741 for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

Mr. Eckert suggested reconsidering the Public Hearing date for this item, in the event of an early bond validation date.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, rescinding the prior vote on Resolution 2026-26, was approved, and Resolution 2026-26, Designating a Date, Time, and Location of January 8, 2026 at 9:30 a.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Lillie Room - HMC, Kissimmee, Florida 34741, for a Public Hearing Regarding the**

**District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**D. Presentation of Engineer's Report**

Ms. Leo presented the Engineers Report dated November 6, 2025 and noted the following:

- The CDD consists of approximately 529.345 acres.
- 1,384 single family residential and townhome units are anticipated, as shown in Table 1.
- Proposed facilities and ownership and maintenance entities, including on-site and off-site water distribution and sanitary sewer collection systems, stormwater management system, conservation mitigation, landscaping/irrigation wells and distribution/hardscape within master public roads and on-site and some off-site roadway improvements, as shown in Table 2.
- The Opinion of Probable Construction Costs of the project, to be developed in seven phases, is \$100,043,419, for an estimated 1,384 units, as shown on the last page in the Report.

**E. Presentation of Master Special Assessment Methodology Report**

Mr. Torres presented the Master Special Assessment Methodology Report dated November 6, 2025. He discussed the Development Program, Capital Improvement Plan (CIP), Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. He noted the following:

- The Methodology Report supports the assumptions presented in the CIP outlined in the Engineer's Report.
- 1,384 units are anticipated.
- Total CIP costs are estimated at \$100,043,419.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$137,515,000, to finance an estimated total amount of \$100,043,419.

Mr. Eckert noted that Exhibit A is consistent with the CDD's uses of the property and recalled that a different legal description was filed with the Ordinance establishing the CDD in order to carve out a small triangular portion where the boundaries of two tracts overlap. He recommended the final version of the Engineer's Report and the Assessment Methodology Report include the legal description that was filed with the Ordinance and submitted to the

County for the sake of consistency and in case the two legal descriptions are not identical for every square foot. The Board and Staff agreed.

- F. **Resolution 2026-27, Declaring Master Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to Be Defrayed by the Master Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to Be Defrayed by the Master Special Assessments; Providing the Manner in Which Such Master Special Assessments Shall Be Made; Providing When Such Master Special Assessments Shall Be Paid; Designating Lands Upon Which the Master Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

Mr. Eckert presented Resolution 2026-27. This Resolution starts the assessment process, declares the assessments, states the final cost of the project and the cost to finance the project, and incorporates the Master Engineer’s Report and the Master Assessment Methodology Report for purposes of setting a future public hearing.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-27, as amended to include the legal description filed with the Notice of Establishment; Declaring Master Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to Be Defrayed by the Master Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to Be Defrayed by the Master Special Assessments; Providing the Manner in Which Such Master Special Assessments Shall Be Made; Providing When Such Master Special Assessments Shall Be Paid; Designating Lands Upon Which the Master Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.**

- G. **Resolution 2026-28, Setting A Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property within the District Generally Described as the South Lake Toho Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes**

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-28, Setting A Public Hearing for January 8, 2026 at 9:30 a.m., at the Hart Memorial Library, 211 East Dakin Avenue, Second Floor, Lillie Room**

**- HMC, Kissimmee, Florida 34741, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property within the District Generally Described as the South Lake Toho Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.**

**H. Resolution 2026-29, Authorizing the Issuance of Not to Exceed \$137,515,000 Aggregate Principal Amount of South Lake Toho Community Development District Special Assessment Revenue Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities, Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of South Lake Toho Community Development District, Osceola County, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters**

Bond Counsel presented Resolution 2026-29, which accomplishes the following:

- Authorizes issuance of a not to exceed \$137,515,000 aggregate principal amount of bonds in one or more series, pursuant to the attached Engineers’ Report and Table 1.
- Authorizes and approves execution and delivery of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company, National Association, as the Trustee, Registrar and Paying Agent.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-29, Authorizing the Issuance of Not to Exceed \$137,515,000 Aggregate Principal Amount of South Lake Toho Community Development District Special Assessment Revenue Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Entry Features and Signage, Stormwater Facilities, Water and Sewer Facilities,**

**Recreation Facilities and Road Construction, and Associated Professional Fees and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of South Lake Toho Community Development District, Osceola County, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.**

**PART 5: PROJECT/CONSTRUCTION RELATED MATTERS**

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of the Following Project/Construction Related Items:**

**A. Construction Funding Agreement**

Mr. Torres presented the Construction Funding Agreement.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Construction Funding Agreement, in substantial form, was approved.**

**B. Resolution 2026-30, Authorizing Issuance of Competitive Solicitations for Implementation of the District’s Capital Improvement Program; Providing for Authority of District Engineer to Make Certain Deviations; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation Committee; Providing A Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2026-30. The Construction Evaluation Committee Members, Kevin Kramer, Eric Lavoie and Santiago Machado, will be inserted into Section 5.

Mr. Eckert discussed recent revisions to the duties of the Construction Committee outlined in Section 6.

Discussion ensued regarding quorum requirements for the Construction Committee. It was noted that Board Members can call in, public comments can be provided and that another District Engineer can attend in order to meet quorum requirements, if necessary.

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-30, Authorizing Issuance of Competitive Solicitations for Implementation of the District’s Capital Improvement Program; Providing for Authority of District Engineer to Make Certain Deviations; Approving Evaluation Criteria for Requests for Qualifications and Requests for Proposals; Establishing a Construction Evaluation Committee; Appointing Initial Members of the Construction Evaluation Committee and Providing for Removal and Replacement; Defining the Duties of the Construction Evaluation Committee; Providing A Severability Clause; and Providing an Effective Date, was adopted.**

It was noted that District Management will be responsible for securing the meeting room, publishing notices of meetings, and sending calendar invites and ensuring a quorum.

**C. Memorandum Regarding Direct Purchase of Material**

- I. Resolution 2026-31, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-31, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of**

**a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Eckert stated the Bond Validation Complaint will be filed and he expects a validation hearing in early February 2026. If a hearing is held in February, bonds could be issued in April.

Mr. Eckert discussed recent changes to open carry laws and stated the Attorney General advised that no weapons or firearms can be brought to public meetings. Mr. Eckert or Mr. Torres will forward the Memorandum on request.

**B. District Engineer (Interim): GAI Consultants**

Ms. Leo stated an updated Engineer’s Report will be issued with today’s date and a legal description consistent with the version filed with the County, as discussed.

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

There was no report.

**FIFTEENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**SIXTEENTH ORDER OF BUSINESS**

**Public Comments**

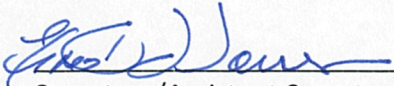
No members of the public spoke.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the meeting adjourned at 10:04 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair