

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

A Landowners' Meeting of the South Lake Toho Community Development District was held on January 8, 2026 at 9:30 a.m., 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 (via telephone)	Wrathell, Hunt and Associates, LLC
Kate John	District Counsel
Kathy Leo	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order.

Supervisors Pino, Kramer and Mays were present. Initial Board Supervisors Onorato and Breakstone were not present.

**SECOND ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

This item was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners' Meeting**

Mr. Torres served as Chair to conduct the Landowners' meeting.

Mr. Kramer was the designated Proxy Holder for the Landowner South Lake Toho Property Holdings, LLC, who owns 530 acres, equating to 530 voting units. Mr. Kramer is eligible to cast up to 530 votes per seat.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [All Seats]**

**A. Nominations**

Mr. Kramer nominated the following:

- Seat 1        Noah Breakstone
- Seat 2        Kevin Mays
- Seat 3        Kevin Kramer
- Seat 4        Jody Pino
- Seat 5        Justin Onorato

**B. Casting of Ballots**

• **Determine Number of Voting Units Represented**

A total of 530 voting units were represented.

• **Determine Number of Voting Units Assigned by Proxy**

All 530 voting units were assigned by proxy.

Mr. Kramer cast the following votes:

- Seat 1        Noah Breakstone        400 votes
- Seat 2        Kevin Mays              400 votes
- Seat 3        Kevin Kramer            300 votes
- Seat 4        Jody Pino                300 votes
- Seat 5        Justin Onorato         300 votes

**C. Ballot Tabulation and Results**

The ballot tabulation, results and term lengths were as follows:

- Seat 1        Noah Breakstone        400 votes        4-year Term
- Seat 2        Kevin Mays              400 votes        4-year Term
- Seat 3        Kevin Kramer            300 votes        2-year Term
- Seat 4        Jody Pino                300 votes        2-year Term

Seat 5

Justin Onorato

300 votes

2-year Term

**FIFTH ORDER OF BUSINESS**

**Landowners' Questions/Comments**

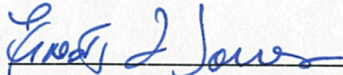
There were no Landowners' questions or comments.

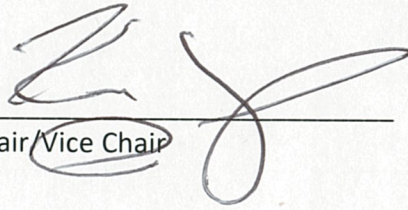
**SIXTH ORDER OF BUSINESS**

**Adjournment**

The meeting adjourned at 9:50 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair