

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

The Board of Supervisors of the South Lake Toho Community Development District held Public Hearings and a Regular Meeting on April 2, 2026 at 10:00 a.m., at the Hart Memorial Library, 211 East Dakin Avenue, First Floor, Room 120 - HMC, Kissimmee, Florida 34741.

Present:

Kevin Mays	Vice Chair
Kevin Kramer	Assistant Secretary
Jody Pino	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Mike Eckert	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Kathy Leo	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 10:08 a.m. Supervisors Pino, Kramer and Mays were present. Supervisors-Elect Onorato and Breakstone were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-36, Ratifying the Actions of the District Manager and Chairman in Resetting and Noticing the Public Hearing to Adopt Rules of Procedure; Amending Resolution 2026-19 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-36, Ratifying the Actions of the District Manager and Chairman in Resetting and Noticing the Public Hearing to Adopt Rules of Procedure; Amending Resolution 2026-19 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

- A. Affidavits of Publication**
- B. Consideration of Resolution 2026-37, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2026-37 and the Rules of Procedure. Mr. Eckert stated the Rules of Procedure are standard.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-37, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-38, Amending Resolution 2026-25 to Reset the Date, Time, and Location of the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-38, Amending Resolution 2026-25 to Reset the Date, Time, and Location of the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. **Affidavit of Publication**
- B. **Consideration of Resolution 2026-39, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Torres presented Resolution 2026-39.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Mays and seconded by Mr. Kramer, with all in favor, Resolution 2026-39, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-40, Adopting a Revised Master Special Assessment Methodology Report; Providing for Conflicts, Severability and an Effective Date

- A. **Exhibit A: Master Special Assessment Methodology Report (Corrected), dated January 8, 2026**

Mr. Torres presented Resolution 2026-40, and the Corrected Master Special Assessment Methodology Report dated January 8, 2026. Mr. Eckert stated some scrivener’s errors were corrected. The corrections are related to including a reference to Recreational Facilities that was unintentionally omitted, the Financing Assumptions from Table 3 that were left off and the date of the Engineer’s Report was incorrect.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, Resolution 2026-40, Adopting a Revised Master Special Assessment Methodology Report; Providing for Conflicts, Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Ratification Items

A. GAI Consultants, Inc.

- I. Agreement for Professional Engineering Services**
- II. Work Authorization #1**

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the GAI Consultants, Inc. Agreement for Professional Engineering Services and Work Authorization #1, were ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2026

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the Acceptance of Unaudited Financial Statements as of February 28, 2026, were accepted.

TENTH ORDER OF BUSINESS

Approval Minutes

A. January 8, 2026 Landowners' Meeting

The following change was made:

Line 38: Change "530" to "529.35"

On MOTION by Mr. Kramer and seconded by Ms. Pino, with all in favor, the January 8, 2026 Landowners' Meeting Minutes, as amended, were approved.

B. January 8, 2026 Public Hearings, Regular Meeting and Audit Committee Meeting

The following changes were made:

Line 349: Change "Board" to "District"

Lines 353 thorough 355: Replace "ranking GAI Consultants as the #1 ranked most responsive and responsible respondent to the RFQ for Engineering Services, awarding the Engineering Services Contract to GAI Consultants, and authorizing Staff to prepare an Engineering Service Agreement and engage GAI Consultants," with "deeming GAI Consultants' response as responsive and authorizing Staff to prepare an Engineering Service Agreement and engage with GAI Consultants"

Line 511: Change "The appeal period will end in mid-March." to "Assuming a successful bond validation, the appeal period will end in mid-March."

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the January 8, 2026 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Eckert stated the Certificate of No Appeal was received for the bond validation. As such, the bond issuance process can commence when the Board is ready. During Establishment of the CDD, there was an issue with the legal description. As such, minor adjustments were made to the legal description and the County accepted the updated documents; however, final Ordinance adopted by County contained the uncorrected version of the legal description. District Counsel will take steps to obtain a corrected Ordinance, at no cost to the CDD.

On MOTION by Mr. Kramer and seconded by Mr. Mays, with all in favor, the authorizing District Counsel to file the necessary documents with the County to correct the scrivener’s errors in the legal description, was approved.

B. District Engineer: GAI Consultants

Ms. Leo stated that the project is progressing with design and permitting.

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

- **NEXT MEETING DATE: May 7, 2026 at 10:00 AM**
 - **QUORUM CHECK**

The next meeting will be on May 7, 2026, unless canceled.

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. Pino and seconded by Mr. Mays, with all in favor, the meeting adjourned at 10:19 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair