

**MINUTES OF MEETING
TOHOQUA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tohoqua Community Development District was held on Wednesday, **November 6, 2024** at 9:00 a.m. at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida.

Present and constituting a quorum:

Andre Vidrine	Chairman
Marcus Hooker	Vice Chairman
Rob Bonin	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
Chris Horter	GMS
Vinnie Pastoriza	CALM

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:05 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment period. It just looks like we just have Board Members and staff.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Elected Supervisor

Mr. Flint: We will defer the administration of the oath of office to the next meeting since Chris is not present.

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B. Acceptance of Resignation of Supervisor Rogozinski, Seat 5

Mr. Flint: Supervisor Rogozinski is in Seat 5, which is one of the seats that is going to be transitioning to the General Election. His resignation is in your agenda. We need a motion to accept it.

On MOTION by Mr. Vidrine seconded by Mr. Bonin with all in favor Accepting the Resignation from Mr. Sean Rogozinski was approved.

Mr. Flint: At this point, you could appoint someone to that seat, but it would only be good until the next Board meeting, so, you may want to consider just keeping that seat vacant until the next meeting. I think the two seats that transition to General Election, since no one qualified to run for those seats, are included in a resolution that was on this agenda. If we have a general elector that expresses an interest in serving in those seats, the Board has an obligation to appoint them. If no general electors came forward, the incumbent in that seat would carry over for a period of time, until such time as a general elector did come forward. In this case, we probably have five resumes that we've received from residents. The general elector seats don't actually become officially vacant until November 19th, so you couldn't do anything as far as appointing anyone to those seats today. My thought would be at the December meeting, to send an email to the folks that expressed an interest, letting them know that this item is on the agenda and invite them to attend, and they could each make a brief statement. If you want to do that.

Mr. Bonin: You were saying that we don't have any qualified candidates, but you have five resumes.

Mr. Flint: Yeah, when the seats transition to General Election, they have to qualify through the Supervisor of Elections. There's a qualifying period in June. They have to go to the Supervisor of Elections and fill out the proper forms to qualify to run for the seat.

Mr. Bonin: Okay.

Mr. Flint: No one did that. So, what you're doing today, you have a resolution, declaring the seats vacant as of the second Tuesday after the election, per the Statutes. If you had no general electors that were interested in serving, the incumbent normally would just stay in that seat until you had someone come forward. But if you have general electors coming forward,

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there's an obligation on the Board, to consider appointing them to those seats. Those two seats are your seat and Sean's seat, who just resigned.

Mr. Bonin: Do you vacate the seats before you've considered the candidates?

Mr. Flint: Yeah. What would happen, is you're still on the Board today, because the seats don't become vacant until November 19th. After the 19th, if there were no general electors, the Board would just consider a motion keeping you in that seat.

Mr. Bonin: I see what you're saying.

Mr. Flint: But since we received five resumes, those people are likely going to show up and the Board has an obligation to put general electors in those seats.

Mr. Bonin: Even if they haven't gone to the Supervisor of Elections?

Mr. Flint: Right.

Mr. Vidrine: Okay. So, what's that distinction, if they didn't go through the qualifying protocol in June? How are they eligible?

Mr. Flint: Because the seats themselves transition from a landowner elected seat to a general elected seat and even though no one showed up and qualified through the Supervisor of Elections, the Board still has an obligation to put general electors in those seats. There are two seats, Sean's seat and Rob's seat. So, that's the process. I mean, we have some Districts where they've transitioned and we never get residents at the meetings. No one expresses an interest, and those incumbents have been carried over for a period of time. In this case, we don't have that. We've got folks, I think five or six that sent resumes. So, you have an obligation to appoint a general elector to those seats, to the extent someone has come forward.

Ms. Trucco: They have to live within the boundary. They must be a qualified elector, over 18, a US citizen and registered to vote in that county within the District's boundary, basically a resident.

Mr. Bonin: So, does that mean we need another meeting?

Mr. Flint: No, we would just do it at the December meeting. You would still be a Board Member at the December meeting, we would have the presentations and then the Board would consider the candidates. If you're not comfortable, you could say that you want to take more time. I think the resolution has 90 days in it and that you're supposed to appoint someone within 90 days of the seat being declared vacant. So, if you took all the presentations in December and you weren't comfortable with any of the folks, you could probably put it off another meeting.

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Mr. Bonin: When do we receive their resumes?

Mr. Flint: I was going to send it out in the agenda for next month.

Mr. Bonin: Alright. That sounds reasonable.

Mr. Vidrine: I have a question for you. If any other Board Members were going to exit at a certain time, how would that work relative to those two seats?

Mr. Flint: I think you might want to do that before you transition. I don't know if the plan is to give Pulte another seat or give Lennar one of your two seats. I don't how you want to do that, but we could put that at the beginning of the agenda next month. You could do that first.

Mr. Vidrine: In an ideal world, you want the person who's falling off, to not to be clean.

Mr. Flint: Well, if you're going to appoint someone else, it's going to be one of your two seats or Chris's seat, who was just elected.

Mr. Vidrine: Because Lennar might still want to be on the Board. I'm not saying Rob wants to.

Mr. Bonin: I don't mind staying on, but the idea is, if we don't need to be on the Board and there are electors that are eligible, then we would move to elect those residents.

Mr. Flint: Yeah.

Mr. Bonin: So, I'll check with Mark and see what he wants to do. I don't have a strong opinion one way or the other.

Mr. Flint: One of you would have to resign.

Ms. Trucco: Sometimes it's relevant, if you are bringing something to the Board to be conveyed to the CDD for approval. Sometimes developers think about that.

Mr. Vidrine: We're not a landowner.

Mr. Flint: Pulte is.

Mr. Vidrine: You would think that they would be interested.

Mr. Flint: Theoretically.

Mr. Bonin: Okay.

Mr. Flint: So, between now and the next meeting, you can think about that. If there's a desire, Rob, for you to get off of the Board and free up a seat for Pulte or Lennar or somebody else, we could put that at the beginning of the agenda, before we do the rest of it.

Mr. Bonin: Okay.

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Mr. Flint: Alright. That saves the discussion on the resolution later. So, I think the Board's desire, is to defer action on Seat 5, in light of the fact that it's going to transition to General Election. So, you'll just keep that vacant for the time being.

C. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint: Next is Resolution 2025-01. The Board sits as the Canvassing Board for purposes of certifying the results of the landowner election, that just occurred prior to this meeting. We'll insert Mr. Chris Wren's name in Seat 4 with 300 votes and a four-year term, into that resolution. Are there any questions on the resolution? If not, we need a motion to approve it.

On MOTION by Mr. Vidrine seconded by Mr. Bonin with all in favor Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election was adopted.

D. Election of Officers

E. Consideration of Resolution 2025-02 Electing Officers

Mr. Flint: Each time you have an election, you're required to elect officers. Currently, Andre is Chair, Mark is Vice Chair, the other two Board Members are Assistant Secretaries. I'm Secretary and Ms. Jill Burns is Treasurer. We have a resolution electing officers in your agenda. You could choose to keep the officers the same or you could change it. You can do this at any time as well. So, if you do something today and then after the meeting in December, you want to consider changing it, we could have a resolution electing officers again, on that agenda. So, it's up to you on how you want to handle that. We could take each seat individually or if a Board Member wants to make a motion to elect a slate of officers, we can do that too.

Mr. Vidrine: We could probably keep it as it is right now.

Mr. Flint: Okay.

Mr. Vidrine: I would like to do that later date.

Mr. Flint: Then after the dust settles next month, maybe you can change it. Okay, so we need a motion to approve Resolution 2025-02, keeping the same officers, with the exception of Mr. Sean Rogozinski, as that seat is vacant.

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On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor retaining the same officers as evidenced by adopting Resolution 2025-02 was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 7, 2024, Board of Supervisors Meeting

Mr. Flint: Next is the approval of the August 7th minutes. Were there any comments or corrections to the minutes? If not, we need a motion to approve them.

On MOTION by Mr. Bonin seconded by Mr. Hooker with all in favor the Minutes of the August 7, 2024 Board of Supervisors Meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-23 Declaring Seats 3 and 5 Vacant

Mr. Flint: The next resolution is declaring Seats 3 and 5 vacant, which are transitioning to General Election. In light of the fact that no one qualified for those seats during the qualifying period, this resolution declares the seats vacant, as of the second Tuesday after the General Election, which is November 19th. So, we'll have items on your next agenda to deal with this issue, but you have to declare them vacant first and then we'll deal with it at the December meeting.

On MOTION by Mr. Bonin seconded by Mr. Hooker with all in favor Resolution 2025-03 Declaring Seats 3 and 5 Vacant was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Conveyance of Utilities Located in Phase 7-1A to TWA

Mr. Flint: Item 6 is Resolution 2025-04, Conveying Utilities in Phase 7-1A to Tohopekalgia Water Authority (TWA). Kristen?

Ms. Trucco: Okay. This resolution involves certain utilities that are detailed in the Bills of Sale that are attached to the resolution, including the potable water distribution system, sanitary sewer system and reclaimed water distribution system in Phase 7-1A. So, this is a sub phase of 7. There are two others: Phases 7-2 and 7-3. So, we'll be seeing conveyance documents

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as well, for those two other phases of utilities that are going to be conveyed to TWA. But for right now, this is a resolution that is going to ratify the conveyance of those utilities from Lennar to the CDD and then from the CDD to TWA. How we did that, was through the Bills of Sale, that are attached to the resolution. Those have already been signed and sent off. So again, today we're looking for ratification from this Board. Those conveyance documents are attached and then you'll see an Owner's Affidavit and an Agreement Regarding Taxes, which is attached as well. So, we asked the developer to sign those two documents, basically, to assure that there were no outstanding taxes or incumbents on the utilities or the underlying property, that would hinder the ability of the District and now TWA, to own and maintain those. Then we also have a Certificate of District Engineer, that's attached to the resolution. This is a requirement in the bond documents for the CDD, which basically requires the CDD's engineer to review the conveyance and sign off, certifying that, that conveyance is consistent with the development plans for the CDD and the utilities have been constructed in accordance with all of the required permits, plans, regulations, laws, etc. We received the District Engineer's sign-off and we've also had sign off from the Chairman and District staff on this conveyance. So, again today, we're looking for a motion to approve Resolution 2025-04, which will ratify this conveyance of the Phase 7-1A utilities from Lennar to the CDD and from the CDD to TWA.

On MOTION by Mr. Bonin seconded by Mr. Hooker with all in favor Resolution 2025-04 Conveyance of Utilities Located in Phase 7-1A to TWA was adopted.
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SEVENTH ORDER OF BUSINESS

Discussion of Mailbox Relocation

Mr. Flint: Item 7 is the discussion of mailbox relocation. This is related to the mailboxes that are right out here. There's an issue with the drainage in that location and a sidewalk that has to be extended. Lennar asked to be able to relocate them over to the parking lot area in the open space area, between the Amenity Center and the townhomes. I've spoken with the Chair, Lennar and staff and we're okay with the relocation. The sidewalk also needs to be extended to tie into the new phase, from Phase 1 and as part of that relocation, I believe Lennar is extending that sidewalk.

Mr. Bonin: Is that going to involve relocating or moving the fence that's in the way?

Mr. Flint: I think it just needs to be made smaller.

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Mr. Bonin: Yeah. It needs to be pulled back. Is there an actual drawing or a spot of the new pad, of where the mailboxes are going to be?

Mr. Flint: Yeah. Your staff sent us a drawing of where they're going to be located in the layout.

Mr. Bonin: Somebody showed me, pointed to a map, but I never saw the drawing. Are you saying Carly had that?

Mr. Flint: Yeah. I don't know if it made it in the agenda.

Mr. Scheerer: It's in the agenda.

Mr. Bonin: I think that's what I saw.

Mr. Flint: Yeah, it's actually in the agenda. I forgot that I put it in there.

Mr. Bonin: There needs to be some drainage work in there.

Mr. Flint: It originally was going to be a little farther this way and they've shifted it over, so that they can fit all the boxes in there and not impact those trees.

Mr. Vidrine: Is the intention for it to be linear, like where all the boxes are kind of all facing the parking lot or is it going to be in a square?

Mr. Flint: Let me see. I think it's going to be linear, because we don't want to impact, the open space area. It's going to be wider.

Mr. Scheerer: It's going to be close enough to the handicap ramp, too. So, if anybody needs wheelchair or ADA access, there's a space there for them.

Ms. Trucco: What page is it on?

Mr. Bonin: The drawing is on 106. This is the old picture.

Mr. Flint: I think there's a more recent version, that actually has the layout.

Mr. Vidrine: Who has that document?

Mr. Flint: It came from Carly. I can forward it to you, if you need me to.

Mr. Vidrine: I was asking for it, in order to know the current build condition. Are there going to be future mailboxes for Phase 7 in a different location?

Mr. Bonin: Good question. I can't answer it.

Mr. Vidrine: I can see where these fit. If there was a plan to do more, that would be another consideration. Part of this, I think it's important to note for the record, this is oftentimes dictated by the postal service. We can put it where we want it, but they decide where to put them.

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Mr. Bonin: I'm speculating that Carly worked with the Postal Service and this was their recommendation on where they wanted to put it. That's the way I understood it.

Ms. Trucco: You can always approve this concept today, subject to staff sign off. As part of that, we would check with Lennar, to see if they received it. I think, from a legal perspective, I would probably recommend a License Agreement to move this.

Mr. Flint: I don't think we need a License Agreement, because they're going to be on our property. All of the others are on our property.

Ms. Trucco: Are they going to be restoring that property where the mailboxes are?

Mr. Flint: Yeah. They will be extending the sidewalk.

Ms. Trucco: Okay.

Mr. Flint: The other thing, I think as part of the approval, we would like a hedge on the back side of those mailboxes to shield it.

Mr. Vidrine: I think it's appropriate to put a hedge around that.

Mr. Bonin: In the new spot.

Mr. Scheerer: Yeah.

Mr. Bonin: So, they would do a linear thing, pad and a hedge behind it.

Mr. Vidrine: A hedge would be fine.

Mr. Flint: We've got the grasses. Maybe the grasses work.

Mr. Vidrine: I just want to have everything on a drawing and send it out to everybody, because this is what we're doing before.

Mr. Flint: The other thing is, on the sidewalk, just making sure the drainage is right over there.

Mr. Vidrine: Yeah.

Mr. Flint: Alright. So, we need a motion to authorize the relocation of those mailboxes, in substantial form, with sign off from the Chair and staff, with the requirement that the sidewalk be extended and the back of the mailboxes be landscaped.

On MOTION by Mr. Bonin seconded by Mr. Vidrine with all in favor authorizing the relocation of mailboxes to the parking lot area in the open space area, between the Amenity Center and the townhomes, in substantial form, with sign-off from the Chair and staff, with the requirement that the sidewalk be extended and the back of the mailboxes be landscaped was approved.

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EIGHTH ORDER OF BUSINESS**Ratification of Fiscal Year 2024 Audit Engagement Letter**

Mr. Flint: Next is the audit engagement letter. The District is required to have an annual independent audit, as a government entity. You selected Grau & Associates as your independent auditor and entered into an engagement agreement with them annually. The Board is ratifying this. It is for Fiscal Year 2024, which ended on September 30th. The fee is a not-to-exceed of \$11,300. That's a little bit higher than some of the others, but that is because they are so many bond issues in Tohoqua, which drives the price up. Are there any questions on the engagement letter? If not, is there a motion to ratify?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Engagement Letter for Fiscal Year 2024 Auditing Services with Grau & Associates in a not-to-exceed of \$11,300 was approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Flint: Staff Reports. Kristen, do you have anything else?

Ms. Trucco: I don't have any other updates today. Thank you.

B. Engineer

Mr. Flint: Engineer's Report. I understand that Mr. Eric Warrant left Poulos & Bennett, but they are technically the District Engineer and not Eric Warren. So, we're waiting for feedback from them as far as who they're going to appoint as Eric's replacement. I know they have an engineer that's familiar with the project on an interim basis. I believe that Eric Radebaugh may be involved.

Mr. Bonin: So, one thing that we're kind of dealing with still, is on the closeout of 7-1A. I'm sure you guys will remember this. The current gravity flow goes to the east right now, across the Boulevard. But eventually, when the lift station to the south is online, that flow then changes and goes south.

Mr. Vidrine: Okay.

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Mr. Bonin: So, we're at a little crossroads with Toho right now, for a more permanent solution, other than just a plug. Poulos & Bennett is supposed to be working on a solution that's, anything short of digging up that manhole and replacing the entire bottom. Because right now, there is just a plug. There's an invert going to the east and an invert going to south and there's just a plug in the south. So, they're saying, when we go to the south, they don't want this plug to the east to plug that off. They want a more permanent solution. So, they're kind of like saying, *"Hey, Poulos & Bennett, come up with something that works"* and we're like, *"Okay, but it better not be anything more extensive than, you know, maybe going in there and mudding up or routing that unused line, before you get to the first services, going to the east."* So, I want you to know that there is a manhole in the middle of the road.

Mr. Vidrine: Apparently, they would have to come up and tear up the existing road.

Mr. Bonin: Yeah, we're not doing that, but, you know, they didn't think that was an option.

Mr. Vidrine: Could you do an extension outside of the right-of-way, put a manhole there that could serve as the primary?

Mr. Bonin: We would prefer whatever is the least cost and least invasive thing to do. Of course, they will think of the most grandiose way to do this and we're like, *"Okay, no."* So, Eric was the one spearheading it and he's not there. I just wanted you to know. Cory signed off and given us our Certificate of Occupancies for 7-1A, but he wants a written solution for when that day comes.

Mr. Flint: We're probably going to need to recognize that in the conveyance, because there's some continuing obligation on the part of someone to plug it.

Mr. Vidrine: It's going to be a while down the road, before I think that southern lift station is online. I didn't know how far along they were.

Mr. Bonin: So, Toho just wants to know what the plan is, so when that day comes, this is already agreed to.

Mr. Vidrine: I think George was saying, correct me if I'm wrong, but you're only certifying part of your system right now.

Mr. Bonin: Yeah, 7-1A.

Mr. Vidrine: So, Lennar would still be involved with wanting to see this approved, because there are future phases that would be involved.

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Mr. Flint: Alright.

Mr. Bonin: I just wanted to bring that up. Thank you.

Mr. Flint: Is there anything else on the Engineer's Report? Even though the engineer is not here, we had a pretty lengthy engineer discussion.

C. Field Manager's Report

Mr. Flint: Field Manager's Report.

Mr. Scheerer: Yeah, before I turn this over to Chris, I just want to give the Board an update on our beautiful tree in the back. We have to take it down. It's becoming more evident. We've had a couple different people come out and take a look at it and they recommended the tree be removed. So, we obtained a couple of prices; one from United Land and one from Brightview, from a gentleman named Mr. Mike Provencher. They are recommending that the tree come down and we have a meeting tomorrow with Ms. Dana Mickler, a qualified arborist at Enviro Tree at 1:00 p.m., to give us an opinion on the tree. Right now, they are recommending that we remove the tree, because its consistently starting to decline. So, we'll be bringing some items back for you at next month's meeting for discussion, but if you want to get out and take a look at it or if you have any other questions or concerns, we'll do that. They also identified another Laurel Oak, that has some Ganoderma in it, which is a disease that causes the tree to die internally. You don't really see it until it's too late. So, we're looking at that tree right now. It's not a priority item. This is more of a priority item. But we'll be bringing that back to you next month and if you have any questions between now and the December meeting, let me know. We can ask the arborists for their opinions, but that's pretty much the opinion. As you recall, earlier in the year, over the Summer, we had an arborist from the Florida Extension Office come out. They said it was going to slowly be declining and it's working that way. We don't want it to create a safety problem on the pool deck. I believe staff already removed all of the pool furniture from that location and because that's actually the zero-entry side of the pool, it gets a lot of use with young kids. I'm not happy. I'm very sad, because it's a gorgeous tree. But we'll continue to monitor that and bring you back some proposals.

Mr. Vidrine: How can you bring back with the proposal, if you're going to replace anything in its spot?

Mr. Scheerer: Well, right now the plan is to flush cut it as low as we can.

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Mr. Vidrine: Are you going to stump grind it as well?

Mr. Scheerer: We don't have a plan to stump grind it right now, but we can bring a proposal back; however, it's a massive stump.

Mr. Flint: Have them include a price.

Mr. Scheerer: Yes sir, we'll do that. We have a price from one with both non-stump grinding and another with stump grinding. So, we'll reach out to Mr. Mike Provencher and when we talk to Ms. Dana Mickler tomorrow, we'll make sure that's added on there.

Mr. Flint: There is no way to replace a tree like that. It's 150 years old.

Mr. Bonin: That's what I was thinking. There is Palm cluster right there.

Mr. Scheerer: We can do something.

Mr. Bonin: Looking past it, it looks pretty nice behind it. You might not need to do anything. Just food for thought.

Mr. Flint: We just did a 10-inch Live Oak in Ocala and I think that the cost was \$10,000.

Mr. Bonin: Yeah, it's crazy. Palm trees are expensive.

Mr. Scheerer: Yeah, so the early numbers, just so you know, United Land has about a \$15,000 price tag, whereas Brightview, for just removing a flush cut as low as possible, quoted \$8,800. I assume that Enviro Tree...

Mr. Flint: Will be in between.

Mr. Scheerer: They will probably be in there somewhere, but I know that Mike used to work for Enviro Tree and they're a reputable tree company and I trust his judgment. But we'll bring back a couple of bids for you to talk about.

Mr. Flint: I can tell as far as safety goes, they're top notch.

Mr. Scheerer: Chris has a report on Hurricane Milton and all of the trees that we've set back up.

Mr. Horter: So yeah, we had Hurricanes Milton and Helene, which affected about 150 Live Oaks in the neighborhood. We're still monitoring some of the ones on Tohoqua Boulevard as well, in case they need to be replaced. But were trying to see if we can revive them. We also have Palms that will be scheduled for trimming in the coming week or so, as well as discussing Winter projects including pool service and pressure washing, which will be scheduled soon, as well.

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Mr. Bonin: Can you also look into Tohoqua Boulevard itself? There seems to be some silt that's generated in the roadway and I see some grass coming out of it.

Mr. Scheerer: Sure.

Mr. Bonin: If all the construction is done in that area, we might go and get that road looking as good as we can.

Mr. Scheerer: Yeah, but there are still a lot of trucks trying to traverse Tohoqua Boulevard from Cross Prairie Parkway towards Phase 6. We're getting a lot of that surface damage, but we'll clean it up, as long as that construction continues.

Mr. Bonin: I don't want to put good money after bad, so I understand that too.

Mr. Scheerer: The cleanup of the road is not a big deal. Some of the damage that Chris was talking about, is wind damage on some of these trees. We stood the trees up and didn't see a decline, but now all of a sudden, we have some wind damage from all the high winds that we received, but we'll continue to monitor those and do what we need to do with those trees.

Mr. Flint: Okay.

Mr. Bonin: Did the facilities hold up well?

Mr. Scheerer: Yeah. I was probably here, shortly after the storm passed that morning, after everything was safe where I was at. I came out and walked the entire property and things looked well. Staff had the building locked down, so no cards would work here. We had no damage to our building that I'm aware of.

Mr. Bonin: We can now see through our windows, since we've gotten rid of the fogging issues there. So that's nice.

Mr. Scheerer: It took a while, but that was corrected. Yes, sir.

Mr. Flint: Okay.

D. District Manager's Report

i. Approval of Check Register

Mr. Flint: So, we'll move to the District Manager's report. We have approval of the Check Register from July 28 through October 24, 2024, for \$299,123.18. The detailed register is behind the summary. If there are any questions, we can discuss those, but if not, we need a motion to approve it.

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On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Check Register from July 28, 2024 through October 24, 2024 in the amount of \$299,123.18 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the Unaudited Financials through September 30, 2024. No action is required, but if the Board has any questions, we can discuss those. Our actuals are under our prorated on all of our expenses and for our assessment revenue, we are 100% collected. It doesn't appear we were required to use any of the developer contributions.

Mr. Vidrine: Great.

iii. Amenity Manager's Report

Mr. Flint: We have the Amenity Manager's Report.

Mr. Pastoriza: Hi, my name is Vinnie. Today I'm going to present the Amenity Manager's Report for the months of August, September and October. We installed a free little library at the Clubhouse. You're going to see it as soon as you walk up to it. It is outside. We improved the Wi-Fi signal, for residents that use the gym and the pool. We celebrated different activities like Back-to-School Family Foam Fest. That was a great activity for families and parents. It was amazing. We really had a wonderful time with the residents. On the last Wednesday of every month, there is a homeowner appreciation event. We held a community garage sale in September. There was a beer, wine and cheese event, which was a great event that residents loved. They requested that we do one more often and of course we're going to do it. On a September morning, we had a Coffee and Donuts Day. That was another opportunity where residents gather and get to know each other. That was a great opportunity. They love it as well. There was a Tohoqua Business Expo, which had 15 resident vendors, exhibiting their services. It was really good and there was a lot of participation. I was very pleased to have them here. Pictures of the event were included in your agenda package. If you have any questions, let me know.

Mr. Flint: Are there any questions for Vinny?

Mr. Vidrine: That's great.

Mr. Flint: Alright. Thanks for your report.

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TENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business? Hearing no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Flint: Any there any Supervisors Requests? If not, is there a motion to adjourn?

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the meeting was adjourned.

DocuSigned by:

George Flint

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Secretary / Assistant Secretary

Signed by:

Andre Vidrine

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Chairman / Vice Chairman