

**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, **August 25, 2025** 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
Asif Qureshi	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
Chris Horter	GMS
Marcia Calleja	CALM

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:00 a.m. and called the roll. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period. I just see staff in attendance today.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Supervisor Wrenn, Seat 4

Mr. Flint: Mr. Chris Wrenn left Pulte and submitted his resignation. Is there a motion to accept his resignation?

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On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Accepting the Resignation of Mr. Chris Wrenn was approved.

B. Appointment of Individual to Fill Vacant Seat 4

Mr. Flint: Any time there's a vacancy during the term of office, the remaining Board members appoint the replacement. I know that they've expressed an interest in Mr. Sean Bailey being in that seat, but again, it's the Board's discretion. He would be the individual from Pulte that they requested be considered. It's up to the Board who you appoint to that seat.

Mr. Vidrine: They still have a large position in here, so it seems appropriate.

Mr. Flint: Is there a motion then to appoint someone to fill the remaining term of Seat 4?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Appointing Mr. Sean Bailey to fill the unexpired term of Seat 4 was approved.

C. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Flint: We'll let Sean know. I'm sure he will be at the next meeting.

D. Consideration of Resolution 2025-10 Electing Officers

Mr. LeBrun: Next is the election of officers. I believe Mr. Chris Wrenn was an Assistant Secretary. Would you want to appoint Sean as an Assistant Secretary, at this point?

Mr. Vidrine: Yes.

Mr. Flint: Is there a motion to that effect?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2025-10 Electing Officers Appointing Mr. Sean Bailey as Assistant Secretary and retaining the remaining officers was approved.

Mr. Flint: We'll modify that resolution to address Sean Bailey as an Assistant Secretary. We'll leave the other officers the same at this point.

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FOURTH ORDER OF BUSINESS

**Approval of Minutes of the May 7, 2025
Board of Supervisors Meeting**

Mr. Flint: Item 4 is the approval of the minutes of the May 7, 2025 meeting. Did the Board have any comments or corrections on those? I know that District Counsel, wanted to change “*track*” to “*tract*.” Are there any other comments or questions on the minutes? If not, is there a motion to approve them, subject to District Counsel’s correction.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Minutes of the May 7, 2025 Board of Supervisors Meeting were approved as amended.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-11
Ratifying the Resetting the Date, Time
and Location of the Fiscal Year 2026
Budget Public Hearing**

Mr. Flint: We originally had the public hearing scheduled for your regular meeting date this month and due to a lack of quorum, we're meeting on an off-meeting day today. We ended up having to re-advertise and in order to meet the notice requirements, we set it for today. So, this resolution ratifies staff's actions in re-advertising the public hearing for today and also amends the prior resolution that set it for the original date. Are there any questions on the resolution? If not, is there a motion to adopt Resolution 2025-11?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2025-11 Ratifying the Resetting the Date, Time and Location of the Fiscal Year 2026 Budget Public Hearing for August 25, 2025 at 1:00 p.m. at this location was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing

Mr. Flint: Item 6 is the public hearing to consider adoption of your Fiscal Year 2026 budget. Is there a motion to open the public hearings?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the public hearings on the budget for Fiscal Year 2026 and the imposition of special assessments were opened.

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Mr. Flint: For the record, no members of the public are present to provide comment or testimony. So, we'll close the public comment portion of the hearing and we'll bring it back to the Board.

A. Consideration of Resolution 2025-12 Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds

Mr. Flint: You have Resolution 2025-12 in your agenda. Attached to that resolution as Exhibit A, is the proposed budget. We've updated this to reflect actuals through the end of June and for the current year and we've projected the last three months. It contemplates all but Phase 8 would be on-roll. Phase 8 would be direct assessed and we've included the expenses through build-out on the maintenance side. We've kept the per unit assessments the same, but we are using a portion of carry forward to balance the budget. In future years, we will need to re-evaluate. We're still projecting expenses through build-out, so there still may be some movement in those, but probably going into the next year, we'll have a better idea of what our actual costs are. The Board may need to re-evaluate your assessments again, at that point, but right now we're using the same per unit assessments for the current year. We did increase them coming into this year. If you remember, last year a mailed notice went out and we had some attendance at the hearing as a result of that. Alan, is there anything that you want to hit as far as the maintenance costs?

Mr. Scheerer: Well, just the biggest expense we've had so far this year, has been the tree replacement and maintenance program. As you know, the District is tasked with the upkeep and maintenance of all street trees, with the exception of those in Phase 5. I am working closely with the HOA, to try to put some of the responsibilities back on the homeowner, tree rings, mulch cleanup, stuff like that. But for the most part it's infant trees, trees that were recently installed during the initial construction of the home, that seem to be suffering the most from weather like this. We also had a hurricane event this year, earlier and we spent some money on those trees as well, but that's not in the budget for this year. Then we're keeping an eye on the mulch numbers. Those are probably two of the biggest things, tree replacement and mulch.

Mr. Flint: Our hope is going forward; we're going to incur a large expense this year getting the trees back to where they need to be. But on a going forward basis, we're hoping that number is going to come back down on an annual basis. Are there any questions or comments from the Board on the budget? If not, is there a motion to approve Resolution 2025-12?

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On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2025-12 Adopting the Fiscal Year 2026 Approved Budget and Appropriating Funds was approved.

B. Consideration of Resolution 2025-13 Imposing Special Assessments and Certifying Assessment Roll

Mr. Flint: The second public hearing is the imposition of the assessments. You have Resolution 2025-13. There are two exhibits. One is the budget you just approved and the other is the Assessment Roll. Exhibit A is the budget and Exhibit B and the Assessment Roll, that just reflects the per unit operation and maintenance (O&M) assessments that were included in the budget that you just approved. It also reflects the debt assessments as well. Are there any questions? For the record, no members of the public are here to provide comment on the assessments. Are there any questions from the Board on the resolution or the exhibits? Is there a motion to approve Resolution 2025-13?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2025-13 Imposing Special Assessments and Certifying Assessment Roll was adopted.

Mr. Flint: Is there a motion to close the public hearings?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the public hearings on the Budget for Fiscal Year 2026 and the imposition of special assessments were closed.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-14
Conveyance of Real Property and
Improvements from Pulte Home
Company, LLC.**

Mr. Flint: Item 7 is Resolution 2025-14, dealing with the conveyance of real property improvements from Pulte. Kristen?

Ms. Trucco: This is our standard conveyance resolution which is similar to one that you approved at the last Board meeting, for Phase 7. Basically, this resolution is going to approve the conveyance of real property tracts and improvements located in Phase 4C from Pulte Home

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Company, LLC to the CDD. These tracts include the stormwater tracts, one recreation tract and open space tract. Attached to the resolution are the actual conveyance documents. That includes your Special Warranty Deed and your Bill of Sale. Those are the two instruments that will actually convey the real property and the improvements from the developer to the CDD. Following that, is your Agreement Regarding Taxes, which is basically assurance from the developer that there are no outstanding taxes on the property. You also have your Owner's Affidavit, assurance from the developer that there are no encumbrances that would hinder the ability of the CDD to own and maintain the real property and improvements located on the real property tracts. Then we also have the Certificate of the District Engineer, which is a requirement under your bond documents, basically, assurance from the engineer, that the conveyance to the CDD is consistent with the plans for this area and for the CDD and that all of the improvements in real property tracts, have received all of the approvals from the applicable government entities. For example, for the stormwater pond, he would be asserting that we received all of the proper approvals from the Water Management District for those tracts. Basically, this is going to authorize us to move forward. We also order title work on the real property tracts, just to confirm that there are no liens, mortgages and outstanding taxes on the tracts before the CDD takes them. So, approving this resolution today, will allow me to proceed with reviewing that title work and then signing off and getting the engineer signed off as well, on the Certificate of the District Engineer for these conveyances. Once that's complete, then I'll go ahead and record the deed and that will be final. So, if you're okay with this, I just need a motion adopting Resolution 2025-14.

Mr. Hooker: This is for the new fitness facility as well. Is that right?

Ms. Trucco: In 4C? I think so.

Mr. Hooker: The improvements just said pool and Fitness Center.

Mr. Flint: We haven't actually taken it yet, because Pulte is still in the inspection process.

Ms. Trucco: Okay.

Mr. Flint: With the Health Department and the county, apparently.

Ms. Trucco: Okay. That's the idea too, behind approving it in substantial final form, subject to staff sign off. We'll work with GMS. We're not going to record this deed until they're signed off. So, we'll just note that this is expressly subject to also GMS' sign off.

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Mr. Flint: Is there a motion then to adopt Resolution 2025-14 in substantial form, subject to sign off by staff?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2025-14 Approving the Conveyance of Real Property and Improvements from Pulte Home Company, LLC. in substantial final form subject to staff sign-off was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-15 Ratifying Conveyance of Phase 8A Outfall Tract to the CDD from Pulte

Mr. Flint: Item eight is Resolution 2025-12, ratifying the conveyance of the Phase 8A outfall tract to the CDD from Pulte. Kristen?

Ms. Trucco: You'll probably recall that you approved this conveyance at the last Board meeting, verbally, but just for documentation purposes, I wanted to bring back the actual hard copy of the resolution, so you can see that as well. This is the Phase 8A outfall tract, which is basically a ditch that drains water into a stormwater pond. It's being conveyed to the CDD. The engineer has confirmed that its consistent with the Water Management District permit and the plans for the CDD to actually own that outfall track. So, this is based on your approval at the last Board meeting. This has moved forward, but again, I'm just bringing it back and asking for a formal motion to adopt Resolution 2025-15, which will ratify the conveyance of that outfall ditch tract to the CDD from Pulte.

Mr. Vidrine: Yeah, that's important.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2025-15 Ratifying Conveyance of Phase 8A Outfall Tract to the CDD from Pulte was adopted.

NINTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Financial Audit Report

Mr. Flint: Item 8 is the presentation of the 2024 audit report. The CDD as a government entity, is required to have an annual independent audit performed. That was performed and filed with the State of Florida prior to June 30th, as required by the State. This is the first meeting that we've had since it's been filed. The report is a clean audit. If you refer to page 180 of the PDF or

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Page 31 of the audit, we have the Report to Management. If there were any findings or recommendations, it would be reflected there. You can see that there are no current or prior year findings or recommendations and we've also complied with the provisions of the Auditor General that they are required to review. So, it is a clean audit. If there are any questions, we can discuss those. If not, I would ask for a motion to accept the report and ratify its transmittal to the State of Florida.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Accepting the Fiscal Year 2024 Financial Audit and ratifying its transmittal to the State of Florida was approved.

TENTH ORDER OF BUSINESS

Presentation of Series 2021 Arbitrage Rebate Reports - Phase 2 and Phase 4A/5A Projects

Mr. Flint: Item 10 are the Series 2021 Arbitrage Rebate Calculation Reports for the Series 2021 Phase 2 Project. The Internal Reserve Service (IRS) requires us to demonstrate that we have not earned more interest than we paid. The calculation is performed by AMTEC, who you hired to do this. You can see that there is a negative rebatable arbitrage of \$95,986, which means there is no arbitrage issue. Then for the Phase 4A/5A project, there is negative rebatable arbitrage of \$101,633. Both reports indicate there are no arbitrage issues. If there any questions from the Board on these reports we can discuss them. If not, I would ask for a motion to accept them.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Arbitrage Rebate Calculation Reports for the Series 2021 Phase 2 and Phase 4A/5A Projects were approved.

ELEVENTH ORDER OF BUSINESS

Ratification of Series 2024 Phase 7 Requisition No. 2-4

Mr. Flint: Item 11 is ratification of the Series 2024 Phase 7 Requisitions 2 and 3. We bring these back to the Board. It looks like we have Requisition 4 as well. These are required to be signed by the District Engineer, who certifies that the work is complete and consistent with the Engineer's Report. Then it is signed by a responsible officer that serves the District. This is payable to Lennar Homes for \$4.3 million and was to acquire the Phase 7 improvements from

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Lennar. We bring these back to put them on the agenda, just to have them in the public record and ratify. We also have Requisition 3, which is to Poulos and Bennett for \$850. This was their review. The requisition is paid for out of the Construction Fund. So, you'll see that. Then we have Requisition 4, which is to Latham, Luna, Eden & Beaudine, LLC., District Counsel, for \$1,218. Again, that's related to either conveyances or review of requisitions. Are there any questions on any of the requisitions? Is there a motion to ratify Requisitions 2 through 4?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Series 2024 Phase 7 Requisitions 2-4 were ratified.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff Reports. Kristen?

Ms. Trucco: We've been working on the conveyances that you saw on your agenda today. We've also been working with Pulte's counsel on finalizing the conveyance of a lift station tract to Tohopekaliga Water Authority (TWA), for Phase 8A. Also, Pulte has contacted us about kicking off a bond issuance for Phase 8. So, you'll see a resolution about that at an upcoming Board meeting. But other than that, those are the only items that we've been working on since the last Board meeting. Nothing else has come across my desk, which is a good thing.

B. Engineer

i. Consideration of Amendment 1 to Engineering Services Agreement

Mr. Flint: We have the District Engineer's Report. The engineer was not on at the beginning of the meeting. This proposal is for the Supplemental Engineers Report associated with the Phase 8 bond issue, which likely will be the last bond issue for the District. There's a Phase 8A and B. The cost of this Engineer's Report will be funded out of the cost of issuance account. It will be funded out of the bond issue, once the bonds are issued. But this proposal is for \$10,000 for the District Engineer to prepare the Engineer's Report and it would be funded out of the bonds. Are there any questions on the proposal? This is Amendment 1 to their master agreement. Is there a motion to approve it?

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On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Amendment 1 to the Engineering Services Agreement was approved.

C. Field Manager's Report

i. Consideration of Fiscal Year 2026 Agreement Renewals

a. United Land Services Proposal and Addendums

Mr. Flint: Field Manager's Report. Alan?

Mr. Scheerer: Thank you. Included in your agenda package, are a handful of agreements that we need to get approved by the Board today. These will go into effect October 1st of 2025 and expire September 30th, 2026. The first agreement is with United Land Services. It's for your landscape and maintenance services here in the community. In the actual agreement itself, it includes Phase 1 through Phase 7 and three ponds, Cross Prairie, a couple additional ponds, the Amenity Center pond, East Cross Prairie, Phase 3, 4A and B and Phases 5, 6 and 7. That totals \$496,056. There are also a couple of addendums that I would like to talk to the Board about. As you know, the 4C project is getting really close to coming online. So, for the 4C Amenity, you'll see an addendum in here for 4C Amenity and 4C overall. Should the Board choose to approve that today, we obviously wouldn't be billed for anything in 4C and the 4C Amenity, until those areas have been blocked, approved and accepted by District staff and the HOA staff of the amenity. There's also Phases 8A and 8B, but I don't know that we need to address that today. It was just included in the overall document. But we would be looking to discuss, review and approve the main agreement, as well as the 4C amenity today. This way we don't have to come back at a future Board meeting, once all those improvements have been completed. We can just go ahead and start maintenance, if the Board's okay with that.

Mr. Flint: So, you have the main agreement for Phases 1 through 7 and the addendums for 4C and 4C Amenity.

Mr. Scheerer: We're going to hold Phases 8A and 8B for right now. They're not ready.

Mr. Flint: We've budgeted based on these.

Mr. Scheerer: The totals of all these are included in the budget that the Board just approved earlier in the meeting.

Mr. Vidrine: How do these costs look compared to the other phases?

Mr. Scheerer: They're comparative, but as you know, the Board and the District Manager discussed a few meetings back, bidding out the landscape the first of the year in preparation for

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the 2027 budget. So, you know, we're going to need some help from the engineer developing an areas of responsibility map, that ties to everything that we're doing now. Then we'll create an RFP, which will probably go out in the February timeframe, because we have to have it advertised for 30 days. So, we'll have a lot of work after the holidays to try to get this document reviewed and approved by the Board and advertised in the paper for 30 days. Then we'll bring the results back at a future Board meeting next year and have a discussion depending on how many contractors respond.

Mr. Vidrine: Essentially what I'm hearing is we're going to make sure that they are competitive.

Mr. Scheerer: Absolutely.

Mr. Vidrine: Are they the ones who did the install as well?

Mr. Scheerer: They didn't do all of the install. They've done a majority of the install, which is why we have a warranty on a lot of the stuff that's out here. I don't know who Mattamy had when they were developing out here. Oh, maybe they did because Ryan O'Hara was part of that. My apologies. That's correct.

Mr. Vidrine: I'm sure this is what you're doing, because you are all exceptional at it. I'm just confirming. So, if something has been installed by Pulte and it would still be under a warranty period, we want to make sure that whoever installed it and if they're doing a warranty, they continue the maintenance so that no one's pointing fingers.

Mr. Scheerer: Well, the only issue with Pulte, is the contractor that they used to install, didn't do the maintenance. That was our trouble spot, which is how we ran into some warranty issues. As you know, sir, we had several trees along that Phase 5 install, that was over there, that were not covered by a warranty, because the install contractor didn't have a requirement for the install contractor to do that. But I know that they're using United now in their Phase 8 Project.

Mr. Vidrine: Good.

Mr. Scheerer: They're using United to clean up 4C, which is another conversation.

Mr. Vidrine: Okay, good.

Mr. Scheerer: So, we will have the install in Phase 8A, right now and I'm assuming Phase 8B when it comes online. As long as it's done by United, we will have the one-year warranty period that's typical with an install of that size. But again, the Phase 5 guy was somebody that I had never heard of and there was no warranty on that.

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Mr. Vidrine: Your approach is good. You're using the contractors who installed the design. They warranty for a period of time. We get the master plan stabilized, you're still making sure they're competitive and then you can go out to a real bid and get real competition again. But other times that transition from installation to stabilization, is super important. It sounds like that's the path you're on.

Mr. Scheerer: That's the goal. That's the path. We are collecting as-built irrigation drawings as well. We try to get them digitally and if not, I have three sets of blueprints. We'll eventually take them to FedEx and have it scanned.

Mr. Vidrine: Okay, great.

Mr. Flint: Are there any other questions or discussion on the landscape?

Mr. Qureshi: Yeah, one question. Do we actually do competitive bidding or typically speaking, you will stay with United since they have been doing all of this stuff for a while now? Do we have any other bids?

Mr. Flint: As the phases are being constructed, they're submitting proposals, which is fairly typical during construction. But as Alan indicated, we plan in the Spring to bid out Phase 1.

Mr. Qureshi: Got it.

Mr. Scheerer: Everything will be bid out. If Phase 8 is not done, we will have the landscape and irrigation drawings to include in the RFP packet. So, any of the proposers that request a bid packet will be able to see what's scheduled to go in, where all of the irrigation is and the plant counts, quantities, types, trees, etc. Right now, they're doing the installation. They're our contractor and I think once 4C is done, by the time Phase 8 gets around here, we'll probably be in the bid process by the next year.

Mr. Vidrine: One of the benefits that we get working with GMS, is that they manage a lot of other CDDs, a lot of our master plans. So, they're seeing how much this stuff should be costing and if that is what we're paying for. So, it's not egregious or something like, *"Oh my gosh, I can't believe the cost."*

Mr. Scheerer: I think you're going to be pleasantly surprised at some of the numbers.

Mr. Qureshi: Well, I'm sure. Everything is going up now.

Mr. Scheerer: It's not going to be rock bottom numbers.

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Mr. Vidrine: You don't want to hire the low guy. You also don't want to hire the high guy either.

Mr. Flint: We just bid another community; Randal Park and we received 8 bids.

Mr. Scheerer: We received 10 bids at Reunion, recently for this year.

Mr. Flint: It's gotten very competitive. But the criteria that we use is not based solely on the price. So, we do look at qualifications, experience, their financial capability and quality of work. Price usually is 25% but they're 75% of making sure that they're a quality company.

Mr. Scheerer: Trying to maintain conditions like you have here, we make sure they're used to doing something like this.

Mr. Qureshi: The reason why I ask, is competition keeps people honest for transparency. I think that question needs to be asked.

Mr. Scheerer: Yes, sir. We agree.

Mr. Flint: Are there any other questions or discussion? Is there a motion to approve Phases 1 through 7, 4C and the 4C amenity?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the proposal with United Land Services for landscape and maintenance services for Phases 1 through 7, 4C and the 4C Amenity in the amount of \$496,056 was approved.

b. Sunshine Land Management

Mr. Scheerer: The next agreement in your agenda package is from Sunshine Land Management. It includes every stormwater pond here in the community. The total number is \$2,520 per month. That number has been multiplied by 12, obviously and added to your budget for 2026. Again, that would start October 1, 2025 and expires September 30, 2026. They're doing a pretty good job for the most part out here. I'll touch base under the Manager's Report about what's going on in Phase 5 and some of the decisions that I've made. I've conferred with the District Manager and staff about those decisions. But overall, I don't think they're doing a bad job on these ponds. It's been extremely trying and challenging, not only for these folks, but a lot of the other ones that we use in other communities. There are a lot of issues with algae. I don't know if it's just the heat, but again, this line item was added into your budget for 2026 that you just approved.

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Mr. Flint: On this one, we know this price is very competitive. The question is quality and consistency. So, we know if we bid it out, this price is going to be probably below price. For the most part, with the exception of the Phase 5 bond, as Alan indicated, they're doing a decent job. So, we don't want to bid this out. It may actually cost the District more money, because that happens sometimes when you bid stuff out. So, we just need to work through that issue. The Board could direct us to, but at this point, I'm not sure it's necessary, as we don't typically bid out aquatic maintenance, because we know on a per acre basis what it typically costs.

Mr. Vidrine: Not only that, but you also don't want them coming in with their own different chemicals and go through a different type of stabilization. What about the idea of asking them what they would advise us to do?

Mr. Flint: Yeah. What we ended up doing recently in Phase 5, we actually brought in another company, just temporarily, to see if we can address the issue.

Mr. Vidrine: There's not just a difference of an additional quantity of chemical that would make a difference in the other stuff.

Mr. Scheerer: Just to give you a little background, we've been battling some issues in the Phase 5 Tohoqua Reserve pond for quite some time. As you know, it was heavily bordered by nuisance and exotic shoreline vegetation and over time, we had to kill it and it created an algae issue. We kept killing it and killing it and it's grown into planktonic algae, which is like a fluorescent algae. Most recently, we had what's known as small spatters of blue green algae. That is definitely not something we want, blue green algae. Whatever Sunshine Land Management was doing, we just didn't feel, for one reason or another, it was working. So, I contacted George and Asif and said, *"Look, I'm going to make a call here."* We brought in Applied Aquatic. In the original stages of the development here, Applied Aquatic was doing the pond maintenance. All they do is ponds. They don't do anything else. So, they came out last Wednesday. The reason they couldn't come out sooner, is because of the copper that was used two weeks prior, can't be re-applied but once every 14 days. So, they came out and they re-applied it with an ATV. They were out again today to do an additional treatment, but not with copper. They will be back next week to do copper. I saw some improvements today. I was here this morning at 7:30 a.m. and walked the pond. I started seeing some. It looks like a lot of what we're having, is now at the north end behind the amenity. We're getting some ideas from both vendors. Both vendors are using similar chemicals. I think it's just about the application, how they go about applying it. I

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know Applied Aquatic would like to get in there with a boat, which I've been talking to Chris with the HOA about. We have an apron to get in there with a boat, but it's all landscaped, so we don't want to run over any of the landscaping. But I did speak to Chris about opening that up, so we can get an actual boat in there. They like to do it from their boat, but like I said, I saw improvements today when I was out. They will be back out next Wednesday to do Captain XTR, which is a copper product that's used for algae. Then they put this blue green algae inhibitor down to deal with some of the planktonic algae that we're having. I did not see any blue green algae, which is good news.

Mr. Vidrine: It sounds like you are on top of it. You are communicating with the Board, which is great. If it gets to be a constant challenge, I don't know if there's a consultant you can hire for \$3,000, to come in, a biologist of some sort, to do chemical tests and water treatments. I'm not suggesting doing it until you need to, but just in the back of your mind, you might think about if there's an actual biologist of some sort, that you can consult with.

Mr. Scheerer: Sure. Well, I know that both have recommended shoreline plantings, which I'm a fan of. We have been in the Phase 3 pond. We have pickerel weed and duck potato over there, as well as purple flower and white flower. They're recommending maybe on the north side behind the Amenity Center, where people aren't really looking at it. We'll bring that back later, once we get through what we're dealing with right now. But they're recommending maybe some pickerel weed, duck potato and some spikerush, along the area behind the Amenity Center where there are no homes. So, it's not interfering with what the residents are seeing. But we expect to see good things with what's going on right now. It would just be a matter of keep going forward, keep plugging along and we'll bring back some ideas and numbers for shoreline vegetation and see if anybody's amenable to moving forward with the plantings at a later date.

Mr. Vidrine: Alright. Sounds good.

Mr. Flint: Are there any questions on the Sunshine Land proposal? If not, is there a motion to approve it?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the proposal with Sunshine Land Management for pond maintenance in the amount of \$2,520 per month was approved.

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ii. Consideration of Proposals for Commercial Pool Maintenance

Mr. Scheerer: The last one is from Roberts Pool Service. As you know, Roberts does the pool here at this amenity. So, included in your agenda package, is not only a proposal for pool services here at this Clubhouse, but at the new 4C amenity. So, when that comes online, we can have the contractor in place and ready to keep that pool going, so that residents can use the pool, hopefully before it gets too cool. There was one change. They messed up the dates. It's the same amount of service, just the months were different. Instead of being April through September on the \$1,250 proposal and three days a week in October through March, it's March through August, five days a week and September through February, three days a week. The dollar amount is the same. It didn't change. It's just the months which we're servicing the pool five days a week versus three days a week. Both numbers are included in your budget for 2026. He's also going to be doing, I guess, the Tohoqua Reserve private pool, too.

Mr. Flint: Are there any questions on the two proposals? Obviously Phase 4C won't go into effect until we actually accept it. Is there a motion to approve it?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the proposal for Roberts Pool Service for commercial pool maintenance in the amount of \$1,250 were approved.

Mr. Flint: Anything else, Alan?

Mr. Scheerer: Just a few things. We've been really busy this last month. We completed the tree audit. We replaced all of the trees that were in the Phase 6 median. I know that there are some additional enhancements I'm hearing around October, I believe was the month I saw for the peanut beds and stuff. So, we'll try to keep things up the best we can with respect to that. We installed the new trees in the Phase 5 pond. I think that was done a couple months back, but we didn't meet last month. We completed the second third quarter fertilizer and weed control application. They installed some podocarpus around the mail kiosk, out here in the parking lot. We have some that are suffering. Those are going to be obviously replaced under warranty. They're not doing well. So, United will take care of that. We have some declining turf on Tohoqua Boulevard between the sidewalk and curb. That's been replaced and we're continuing to monitor the sod in that area. I know that United is doing some of the cleanup. I'm trying to get with Pulte. We have to get them to clean up the shoreline vegetations in the three ponds, Ponds

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25, 18 and 16. The cattails are as tall as this building. I've been in contact with them and I've said, *"Look, you need to harvest them."* We got permission, I think from Mr. John Hall to dispose of it. So, hopefully before they're ready to turn those over, we'll go ahead and harvest all of that and get it out of here. This way, we're not dealing with the same situation as we ended up in.

Mr. Vidrine: Just make it to where they have to harvest it before we accept it.

Mr. Scheerer: Yes, sir. As you know, Neptune Road is somewhat of a chaotic mess out there. We have had service interruptions for reclaimed water three times in the last six weeks and as of last week, last Wednesday or Thursday, we've had no reclaimed water.

Mr. Qureshi: It's actually been two weeks now. I actually contacted Toho myself.

Mr. Scheerer: So did I.

Mr. Qureshi: They are saying that the issue is on our side. So, I think somebody should have emailed Chris. They are saying that our main shut off is shut off for some reason. They actually visited.

Mr. Scheerer: I have a pretty good relationship with Mr. Rodney Philly over at Toho. He's the reclaimed guy. I've contacted him the last time the water went out and the water was back on within 24 hours. We're not shutting any water off.

Mr. Qureshi: Okay.

Mr. Scheerer: We're not going, *"We're shutting our water off."* We're not doing that. I know that there was an alert that went out a week ago that the contractor hit a main down by Sergeant Graham Boulevard, just on the other side of the turnpike. I don't know if it's been repaired or not, but I talked to Rodney briefly today. He's looking into it for me. Hopefully I'll have an answer by tomorrow. But this is like the third time that we've had a service interim interruption for reclaimed water. The only good news is, Mother Nature's kind of been giving us some supplemental water, but not enough to where we really would like to have it. We'll continue to beat up on Toho, but we have not shut off any water here.

Mr. Qureshi: Just to let you know, the message I got this morning, was that Toho Water Authority personnel came out regarding the reclaimed water on the 20th and said the Tohoqua community has water and we turned it off.

Mr. Flint: Give us the name of whoever you spoke to.

Mr. Scheerer: Yeah, whoever you're talking to. Either way, we have no water.

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Mr. Qureshi: We can talk after the meeting. I actually wanted to talk to you, because I found that out this morning. I was not here last week. I said, *"Okay, well, I'm going to the meeting and we can talk."*

Mr. Hooker: Is it possible that the Neptune contractor would turn it off?

Mr. Scheerer: Yeah, the last time this happened, I think that's what happened. I think the contractor shut it off, but I'm not sure exactly where he's shutting it off.

Mr. Hooker: There are some as-builts.

Mr. Scheerer: Unfortunately, we don't have the as-builts.

Mr. Flint: Talk to Rodney.

Mr. Scheerer: I talked to Rodney today. He's looking into it. He asked me recently before the meeting started, to email customer service as well, because we're not shutting any water off.

Mr. Hooker: It's really right there up the street. The contractor maybe doing something to it and it's coming back on.

Mr. Qureshi: It's been about two weeks now. The good thing is that we have all of this rain. If it was not raining, we would be in a lot of trouble.

Mr. Vidrine: You can lose landscaping too easily.

Mr. Scheerer: Even the parking lot is struggling, because of the lack of irrigation water. Not so much the rain, but irrigation.

Mr. Vidrine: I would be all over them. Because we're getting lucky right now and then suddenly we're not lucky.

Mr. Scheerer: We'll have it resolved within the next 24 hours.

Mr. Vidrine: Okay.

Mr. Scheerer: We'll stop the finger pointing and make sure we know who is doing what.

Mr. Vidrine: It's nerve racking.

Mr. Qureshi: I have a question for you. On the entrance, with all of this construction going back and forth, the landscaping is starting to basically kind of look a little bit down.

Mr. Scheerer: Are you talking about Neptune Road east and west?

Mr. Qureshi: Tohoqua Boulevard.

Mr. Scheerer: At the entrance coming in?

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Mr. Qureshi: Yeah. The main entrance coming in. Will we be able to go back to Osceola County or city and ask for some kind of reimbursement, with all the damage that they have done in the front or this is going to be put back on the CDD?

Mr. Vidrine: It depends if it's in the right of way (ROW) or not. Is it within their ROW?

Mr. Qureshi: Actually, its past the ROW in my opinion.

Mr. Scheerer: Well, we have the island where the Tohoqua sign is, that they extended out into the ROW and they've cut that.

Mr. Qureshi: Okay.

Mr. Scheerer: So that's not ours. From what I saw on the design plan, we knew that they were going to create a crosswalk, sidewalk or something in that area. So, we're just going to have to continue to maintain what we have for right now. As the Chairman said, if it's in the ROW, we kind of have our hands tied.

Mr. Vidrine: Not only that, they usually have easements over your stuff too. Yeah, it's difficult.

Mr. Scheerer: My concern is the split rail fence that runs east and west and everything that we had growing out in front of that. As long as that's not messed up, we can grade it all. I'm sure they're going to want it to look nice.

Mr. Vidrine: Hopefully.

Mr. Scheerer: It would be another year or two before they get done putting the bridges in. But yeah, we're keeping an eye on it.

Mr. Vidrine: I know it's frustrating.

Mr. Flint: We have some refurbishment that we want to do up in that area, but it needed to be done regardless of the construction that's going on. But we don't want to really do anything in that area, obviously.

Mr. Scheerer: Yeah. We stopped short. We were sealing the slip rail fences onto Tohoqua Boulevard coming in, but we stayed away from the construction side, because we don't want to waste time and material money trying to do that. But we are working on a split rail fence.

Mr. Vidrine: Thank you.

Mr. Flint: Is there anything else under the Field Manager's Report?

Mr. Scheerer: Not for me, sir.

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D. Amenity Manager's Report

Mr. Flint: Amenity Manager's Report. Marcia?

Mr. Calleja: Yes. Good afternoon, everybody. So, your Amenity Report was included in your agenda packages. You do have pictures from our previous month's events. There was lots of fun this summer. We also have a listing of your upcoming events, as well as your Amenity Usage Report. If you have any questions for me, let me know.

Mr. Flint: Are there any questions for Marcia?

Mr. Qureshi: All good. It's a happy medium for you.

Mr. Vidrine: Nobody in the audience is screaming at us right now, which is a good thing.

E. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under the District Manager's Report, you have the Check Register from June 25, 2025 through July 29, 2025, for \$109,461. Are there any questions on that? The detail is behind the summary.

Mr. Vidrine: No questions.

Mr. Flint: Is there a motion to approve the Check Register?

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Check Register from June 25, 2025 through July 29, 2025 in the amount of \$109,461 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: We have the Unaudited Financials through June 30, 2025. If there are any questions, we can discuss those. No action is required. We're fully collected on our assessments. Our actual administrative costs are under our prorated budget. Our actual maintenance costs, under O&M, are under. We're under on Repairs and Maintenance (R&M). These are prorated comparisons of prorated to actual. So, we're over on mulch and we have some hurricane cleanup costs in there, that are driving those expenses. Then our utilities are under our prorated budget as well. Our amenity costs are under prorated on our overall expenses. Are there any questions on the financials?

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iii. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint: Each year, you're required to approve an annual meeting schedule. We prepared a meeting schedule that has you meeting on the first Wednesday of each month at 9:00 a.m. at this location. If that is okay with the Board, you could approve this notice or we could change the date, time, place, location and frequency.

Mr. Vidrine: To be consistent, keep it the way it is.

Mr. Flint: Is there a motion to approve the meeting schedule?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the Fiscal Year 2026 meeting schedule was approved.
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iv. District Goals and Objectives

a. Adoption of Fiscal Year 2026 Goals and Objectives

Mr. Flint: As you might remember, Fiscal Year 2025 was the first year that the State required Special Districts to adopt annual goals and objectives. So, we have the recommended 2026 goals and objectives, which are consistent with what you've approved for the current year. They're broken into three areas, the first being community communications and engagement. The second being infrastructure and facilities maintenance and the third being financial transparency and accountability. Under each one of those areas, we have goals, objectives and measures. If the Board is comfortable with what we're currently using, you could approve this or we could modify it. This would go into effect on October 1st. At some point, this might turn into a more meaningful document, where you may do some goal setting and strategic planning. At this point, we're recommending goals and objectives of items that you are required to do under the Statute. You're going to meet these.

Mr. Vidrine: I think we're still in the middle of building a master plan. You are doing good. Residents are happy and stable. So, it feels like it's in a good place, like you said, but as you start to get more stabilized long term, then maybe the goals do start to maybe get modified slightly. But right now, you're in a great place.

Mr. Flint: Okay. Is there a motion then to approve the recommended 2026 goals and objectives?

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On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the Fiscal Year 2026 goals and objectives were approved.

b. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute

Mr. Flint: Then we have the ones you approve for the current year. We're required at the end of the fiscal year to put together a report on how you did against your goals and objectives and that gets posted on the website. We set these up so they're yes or nos. So, we would take the form of this and check yes or no on each of the goals and then that would be posted on the District's website. In the event we don't have a meeting, we want to go ahead and get it posted on the website. What we're asking, is for the Board to authorize the Chair to execute this report and then it would be brought back for ratification at a future meeting, once we get to the end of the fiscal year, which is the end of next month. Is there a motion to authorize the Chair to execute the report?

On MOTION by Mr. Qureshi seconded by Mr. Vidrine with all in favor authorizing the Chair or Vice Chair to execute the completed Fiscal Year 2025 goals was approved.

THIRTEENTH ORDER OF BUSINESS

Other Business

Mr. Flint: That's all the business we have. Is there any Other Business or anything that the Board wants to discuss that's not on the agenda? Hearing none,

FOURTEENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Flint: Are there any Supervisors Requests? Hearing none, we need a motion to adjourn.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Vidrine seconded by Mr. Qureshi 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