

**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 3, 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
Terry Knight	Assistant Secretary
Sean Bailey	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager
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. Five Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public other than the Board and staff.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 1, 2025, Board of Supervisors Meeting

Mr. Flint: We'll move on to the approval of the minutes from the October 1, 2025 Board of Supervisors meeting. Did the Board have any comments or corrections to the minutes? Hearing no changes, we need a motion to approve them.

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On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Minutes of the October 1, 2025 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-02
Approving Conveyance of Utilities**

Mr. Flint: Item 4 is the consideration of Resolution 2026-02, approving the conveyance of utilities. This is in Phase 8 and it's the reason that we moved the meeting up a couple days, because Pulte is being held up on their project by the Tohopekaliga Water Authority (TWA) on the turnover of these utilities. So, I appreciate everyone meeting on an earlier day. Kristen, do you want to present the resolution to the Board?

Ms. Trucco: Yes, absolutely. Just to reiterate what George had said, this is a requirement of TWA, that the Board formally approve a resolution that accepts the conveyance of the utility system in Phase 8A, going from Pulte to the CDD and then from the CDD to TWA. Their protocol has changed a bit over time, but this is now their process. I appreciate everyone meeting today to make sure that we can go through this resolution. So, what you have in front of you, is basically our standard resolution for any conveyances. This will convey the reclaimed water distribution system, the sanitary sewer system and the potable water distribution system, located in the Phase 8A plat section, from Pulte Home Co. LLC. to the CDD. Then it would go from the CDD to TWA, so that they can maintain and own that system in perpetuity in the future. Attached to the resolution, are the actual documents that effectuate this conveyance. You'll see the two Bills of Sale, Owner's Affidavit from Pulte to the CDD, the Agreement Regarding Taxes and a Certificate of the District Engineer. This is required. It is basically the certification from the engineer for the CDD, attesting that this conveyance is in accordance with the development plans for the CDD and that the lift station has met the requirements for this conveyance to occur. So, we've got that and our anti human trafficking affidavit that's also attached, which is the requirement now, for any contracts that the CDD executes. So, if you have any questions, I can try to answer those now, but otherwise we're just looking for a motion to approve the resolution, in order to allow this conveyance to go forward. Do you have any questions?

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

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On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor Resolution 2026-02 Approving Conveyance of Utilities was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Series 2023 (Phase 4C Project) Arbitrage Rebate Report

Mr. Flint: Item 5 is a presentation of the Series 2023 Arbitrage Rebate Report. The District's required to, by IRS requirements, to demonstrate it's not earning more interest than it's paying. You've retained AMTEC to perform that calculation. It's required to be done every five years. We do it annually. The cost ends up being the same, whether we waited and did it every five years or each year. So, this way, at least, if there's an issue, you'll know sooner. You can see that there is a negative \$42,512 net rebatable arbitrage. So, there's no issue with arbitrage. Are there any questions on the report? If not, is there a motion to accept it?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the Series 2023 (Phase 4C Project) Arbitrage Rebate Report was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

Ms. Trucco: Well, just an update on the Phase 8 project bonds that we're doing with Pulte. Those are proceeding to closing. So, that's full speed ahead. We're scheduled to close on those, next week on November 12th, but otherwise, I have no other updates for the Board today. Thank you.

Mr. Flint: Okay.

B. Engineer

There being no comments, the next item followed.

C. Field Manager's Report

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

Mr. Scheerer: Yeah, just a few things. Everything's looking pretty good out here. We are in our Winter schedule, so you'll see the landscapers going to bi-weekly. They're out this week.

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They're going to try to keep a schedule that's conducive with the holidays for Thanksgiving and for Christmas next month and New Year's. You'll see some of the grasses have been cut back. The only ones that aren't getting cut back right now, are the pink muhly grass. We let them go to bloom. We have a beautiful pink color going on right now. We are monitoring the pond in Tohoqua Reserve. It looks a little better. The winds are coming out of the north, so it's blowing south. So, we do have a little planktonic algae that's still in that pond. The next treatment date is Thursday, so the crews will be out on Thursday. Wendy with SePRO, the chemical rep, came out last week and did a series of water samples. Those are being sent to a lab. They're of the opinion that there's some excessive nutrient runoff, either from the yards or from fertilization. We thought maybe there was a reclaim irrigation leak on the backside, but that's not the case. It's just a low area that's holding water. So, I'm working with the landscape provider to maybe sand that area, bring it up a little higher and let the grass grow up through that, over the course of the next several months. She was out like I said last week, but we'll be waiting for the actual results and the recommendations from SePRO, as to the next steps in the approach for treating the Phase 5 pond. I'm also working with United Land to get our mulch scheduled over the next month or so. You'll start seeing some new mulch being installed. I do have a walk later on today with Pulte for 4C stuff, for the stormwater ponds. They've been cleaning those ponds out. They've excavated the cattail around the edge and it looks like the pool was cleaned recently. So, we'll see what the progress is with getting that 4C amenity turned over to the District. I can answer any questions you folks might have or if there's something you have for me, let me know.

D. Amenity Manager's Report

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

Mr. Calleja: Good morning! Your amenity report was included in the agenda for today's meeting. Not too much is going on in October. We did replace the tennis nets. They were deteriorating a little bit, so we did replace those. The biggest thing that I wanted to announce, was that we have our Fall Festival coming up this Saturday. That's one of our bigger events, where we have bounce houses, face painting, crafts and food trucks. The homeowners really like to join that. Actually, the next item that I wanted to bring up, was that we did have a request to turn the tennis court into the pickleball court. We do have two sides where they play. I mean, I know that's something that the Board wanted to do, because we do have a lot of residents that

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play tennis pretty much throughout the day and the evening. On the weekends, it is pretty busy. So, I know that's something that you would be interested in doing. Something that I know we've done, is we put down temporary tape and maybe we can just see what the response is from the community. That's what I would recommend, just to see what the feedback is. I don't know if there's something else that you guys would want.

Mr. Flint: I've experienced this in other communities and it does become fairly controversial. The tennis players don't like the pickleball lines on the tennis courts. But the reality of it is, you can fit two pickleball courts on one tennis court. You turn them sideways. So, what we were thinking of doing, was doing temporary pickleball lines using tape. There's tape that's made for it. It's not like painters' tape that you buy at Home Depot. We can just monitor the feedback that we get. There's no tennis association or anything like that, where there's a leader that we can approach and say, "*Hey, we're thinking about this. What are your thoughts?*" So, that was what we were thinking. You can buy portable nets, that people can check out here and they just go up temporarily, while they're playing pickleball and then they come back down. That's one thought. Another thought is, we could go out and stripe them with the pickleball stripes. Pickleball is obviously very popular. It started out as just being older folks, active adults, I guess is the proper term, which I am one now. But now you're getting younger people doing it as well. So, I don't know what the Board's thoughts or feedback is on that.

Mr. Qureshi: My suggestion will be also, as a third option, maybe we can request Pulte, for the new phase where instead of building another court or so, maybe they can just provide a pickleball court. Because she's right on that. There are a lot of people who play tennis, especially young kids who are getting trained by their parents or coach or whatever. Taking away a second court most probably will create some controversial feedback from residents. I actually do play tennis also myself, so I know a lot of the time, you can come over here in the evening and both courts are pretty booked and there's basically a line. So, I mean, taking away one court, George, can create issues.

Mr. Flint: Well, you're not really taking it away, but depending on the tennis player, they may see it that way with the extra lines.

Mr. Qureshi: It's just a thought that maybe in the new Phase 8C, they can actually build a pickleball court while they are building or planning.

Mr. Flint: Okay.

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Mr. Qureshi: Most of the stuff is not done yet.

Mr. Scheerer: The city has quite an active pickleball court right in town. There are about 10 courts, right off of Vermont Avenue towards 6th and 5th Street.

Mr. Qureshi: Those used to actually be tennis courts.

Mr. Scheerer: Yeah, it used to be a tennis court and now they converted them all to pickleball courts.

Mr. Qureshi: That's just an option.

Mr. Flint: What are the thoughts on the temporary lines and temporary nets in the interim?

Mr. Qureshi: We can try it out.

Mr. Flint: Try it out on one court?

Mr. Qureshi: Try it out and see what happens.

Mr. Vidrine: It's getting controversial.

Mr. Qureshi: I know that I have been here quite a bit actually, recently. There was actually talk about not turning them into pickleball, because I think our tennis court closes at sundown. They actually want lights there, so they can have more time. We do have lights, but we don't use them.

Mr. Bailey: What about the weekends? Is it mostly early in the morning?

Mr. Qureshi: Summertime, early morning, late evening, but in the Winter time, you will see it most probably all day long. A lot of that is actually kids, small kids, being taught by their parents or coaches. It's not so much about tennis players. I think it's all about the kids. Because it's mostly kids here. It's just a thought.

Mr. Vidrine: It's tough.

Mr. Flint: I haven't built a pickleball court in a while, so I don't know what they cost.

Mr. Vidrine: They are running like \$50,000 to \$80,000. The challenge for Pulte, is they've already got their plans approved. Yeah. I mean changing that stuff is not easy.

Mr. Scheerer: We can look at budgeting one for next year.

Mr. Vidrine: Is there actually room on the campus?

Mr. Scheerer: Oh, yes, sir, next to the tennis court.

Mr. Vidrine: On the back end?

Mr. Scheerer: Yes sir. We can do some research for 2027, I think.

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Mr. Vidrine: It seems like we want one third court eventually, I would think, if it was all residents. How many houses? 2,300 houses. If you did a one-time assessment, it would be like \$25 a house.

Mr. Qureshi: \$25 per year?

Mr. Vidrine: Perhaps. It seems like some of you want to do that, but if you're going to do something super controversial, people will be arguing and fighting.

Mr. Flint: I've seen it.

Mr. Vidrine: I can appreciate that they want both, but it will get popular and you'll probably have one, two or three courts. It's going to take off. That creates community and people coming together. But if parents are teaching our kids to play, you don't want to take away that. That's pretty special time together.

Mr. Flint: So, it sounds like the answer is, we're not able to accommodate their request at this time. However, during the budget process for Fiscal Year 2027, the Board will consider funding the construction of a dedicated pickleball court.

Mr. Vidrine: I won't be here.

Mr. Scheerer: Tohoqua Reserve just built two. They just re-did a court.

Mr. Flint: Those are private though.

Mr. Scheerer: Yeah, I know, but we could use the same company, 90 Company.

Mr. Qureshi: I believe they did the resurfacing or built this new court. I believe that they spent \$50,000.

Mr. Bailey: I can give you a better answer. I think it's more like \$80,000.

Mr. Qureshi: It's going to be right around \$70,000 to \$75,000.

Mr. Flint: It's just asphalt. It's crazy.

Mr. Qureshi: Well, I think they actually had to re-dig that whole thing, because when those courts were built, no offense to Pulte, it was not top quality.

Mr. Scheerer: A little more groundwork needed to be done there.

Mr. Qureshi: They had to do everything again. They had to dig the drains and all of that stuff. So that's why it cost a lot. But I think it can be accommodated around \$50,000, because I think this ground is pretty well maintained.

Mr. Scheerer: It's pretty solid.

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Mr. Hooker: Not just the court, but the access and the repair of the construction. You can't just jump over there and do it.

Mr. Scheerer: No, we'll extend the sidewalk down.

Mr. Qureshi: There is no harm getting an estimate.

Mr. Scheerer: No.

Mr. Qureshi: To find out what it is going to cost. Then we can go from there.

Mr. Scheerer: We can in the interim, reach out to 90 company and ask them to come out and do a site visit and work something up for us.

Mr. Flint: I think they're out of Winter Park.

Mr. Scheerer: Yeah.

Mr. Flint: Okay. That was the kind of feedback we were looking for. It sounds like we have what we need. Anything else?

Ms. Calleja: Not unless you had any questions for me.

Mr. Flint: Okay. All right.

E. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the Check Register for the General Fund and then you have the auto drafts, which are the utilities, along with the Board compensation. All of those total \$212,432.28. The detailed register is behind the summary. If you have any questions, we can discuss those. If there are no questions, is there a motion to approve the Check Register?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the Check Register from September 22, 2025 through October 26, 2025 in the amount of \$212,432.28 was approved.
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ii. Balance Sheet and Income Statement

Mr. Flint: We also provided you with the Unaudited Financials through September 30, 2025. These are through the end of FY 2025. They are unaudited, so there may be some adjusting entries during closing out the month and any audit adjustments. Are there any questions? It looks like the on-roll assessments, were basically 100% collected. We collected \$4,000 more than what was budgeted and we were over on miscellaneous income. Actually, we didn't budget miscellaneous income. Then our interest income was almost \$23,000. On our

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expenses, our actuals are under our prorated budgets, in all of the categories except repairs and maintenance. But overall, our expenses are under budget by \$124,000. Are there any questions on the financials? Okay.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business? Hearing none,

EIGHTH ORDER OF BUSINESS

Supervisors Requests

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

NINTH 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