

**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, **February 4, 2026** 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 <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Stephen Saha <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager
Marcia Calleja	CALM
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:00 a.m. and called the roll. All Supervisors were present with the exception of Mr. Bailey.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is public comment, period. If there are any members of the public that would like to provide comment to the Board on anything on the agenda or not on the agenda that you would like to bring to the Board's attention, this would be an opportunity for you. If you do have a comment, if you could state your name and address and try to limit your comments to three minutes, please.

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Tohoqua CDD

Mr. Buback: My name is Mr. Jerry Buback and I live at 1997 Spring Shower Circle. I want to bring to the Board's attention the issue of parking in the Tohoqua Reserve. This community was designed originally to have parking only on one side. It's in all the plans. I have an example of Phase 2's plan and we approached the city. The city gave us a letter which I can provide to the Board about the conditions. Somewhere along the line, somebody did not put in the striping and parking signs. This is a safety issue which needs to be addressed. We tried to address it with the Board and the city.

Mr. Flint: Are your concerns about Tohoqua Reserve or other areas?

Mr. Buback: Actually, everybody except the Tohoqua Reserve. I'm on the HOA for the Master Association. I do not speak for the Master Association, but we approached the City Public Works Department and they gave us instructions on how to do this. I personally don't understand why this was in the plans and it was never addressed. Somebody dropped the ball here. I'm not saying it's the CDD. I'm approaching the CDD because we need your help to make this a better, safer community. They want the HOA to pay for the signs and enforce the regulations and stuff. You guys are kind of the HOA and we have the HOA, which I'm going to approach too. We need to get you guys, the HOA, and the city together. You need to come to an agreement. You guys are going to have to maintain these signs because you maintain the roadway. I understand that you don't own the roads. I discussed this with counsel.

Ms. Trucco: He had explained to me that he did approach the city and expressed to them that there's a big safety issue, which he attributes to the lack of signage, to indicate no parking on certain areas of the roadway. My understanding is that the city responded to him that the HOA could enter into an agreement with the city in order for the HOA to pay for the No Parking signs, the posts, and the striping on the roadway. As part of that agreement the city would require the HOA to engage in the enforcement and pay for the enforcement of the no parking there. So, I think he is trying to explore the option of whether the CDD is willing to take a look at what the city said and potentially look into the feasibility of the CDD entering into that agreement with the city. I explained to him that CDDs in general, under the law, were permitted to impose parking and towing rules on roadway or facilities that the CDD owns. So, we would not be able to pass a law or pass a rule, like we could for the sections of the CDD roadway that we own stating, *"Here are the parking rules and we're going to put striping or something like that and if you violate that, our enforcement mechanism is to call a tow vendor."* We wouldn't be able to do

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that here. The CDD may be able to enter into an agreement with the city and spend CDD funds to put striping on the roadway that the city owns and to pay for installation of the signpost and maintenance of those.

Mr. Flint: I'm sorry, I didn't mean to interrupt. Since this is not an item on the agenda and this is the public comment period, my suggestion would be either you place it on the agenda or deal with it under Other Business. We could also take time between now and your next meeting, review whatever correspondence was received from the city, so we can make an informed decision, have an informed discussion and place it on a future agenda.

Mr. Vidrine: Yeah.

Mr. Flint: We could talk about it, but I have not seen the emails from the city. The cities are always trying to put off their responsibility on somebody else for the enforcement of parking. But these are city streets.

Mr. Vidrine: I don't know about that. It's Tohoqua Reserve.

Mr. Flint: The Reserve is private and that's why I asked that question, because his comment is related to the rest of the community.

Mr. Vidrine: These are city streets.

Mr. Buback: The city inspects the street if it's not on the plan.

Mr. Flint: If the striping and signage is not there, the city is the one that inspects and signs off on it.

Mr. Buback: They inspected it and gave a CO.

Mr. Flint: There's also a signage plan, I'm pretty sure when the roads were constructed, indicating where every specific sign was to be.

Mr. Buback: You'd have to review the plans that have the stamp on it.

Mr. Vidrine: I agree with George. We have to review this before we come back with any decision.

Mr. Buback: I agree.

Mr. Vidrine: But we're willing to look into what you've looked into, to see if it's the same conclusion and see whose responsibility is what.

Mr. Buback: I want to bring this up to the Tohoqua Masters HOA, which I am a member of. I want to pursue that and we want to continue to pursue the city because basically everybody is pointing fingers at each other.

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Mr. Vidrine: That's easy to resolve. The documents are there, the plats are there, the construction plans are there. We just need to research it to put the pieces together.

Mr. Buback: Right.

Mr. Vidrine: It should be very clear who's supposed to do what.

Mr. Buback: But I would appreciate if he would review it. I don't expect an answer. I just want to bring it up.

Mr. Vidrine: Sure. You need some help understanding all of this. Understood.

Mr. Buback: Okay. Thank you.

Ms. Trucco: If you want to just forward me that email from the city, I can forward that to George for his review.

Mr. Buback: Okay.

Mr. Flint: Any there any other comments?

Mr. Moeller: Mr. Jeffrey Moeller of 1851 Spring Shower Circle. There are two open fields as you come into the reserve. Does anyone know what's going to be there? Is there any timetable for that? I know you probably don't know, but I have to ask.

Mr. Vidrine: That is zoned for mixed use.

Mr. Moeller: There is activity going on at times and everyone has a closed mouth and it's disturbing the peace. I get that. I'm living in a new community and I'm fine with that. But you wonder if there's a mechanism for going forward for anything in there.

Mr. Vidrine: We have approvals to be able to sell property.

Mr. Flint: When you say, "We," are you speaking about the developer?

Mr. Moeller: Yes.

Mr. Vidrine: There are approvals to be able to sell land in there, for any type of commercial use, apartments, those types of things. So as that becomes public, you will be made aware, because everything else would be speculation.

Mr. Hooker: The other work is mainly mowing and maintenance.

Mr. Moeller: It does affect us, because there's a drainage issue over there, which is being mitigated somewhat. I speak for my corner of the reserve. That's why I'm here. Pulte had come in and rerouted and regraded everybody and it got better.

Mr. Flint: That's really a developer question.

Mr. Moeller: I understand the answer. I just have to ask.

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Mr. Vidrine: Yeah, that's not for this forum, basically.

Mr. Moeller: Okay, thank you.

Mr. Flint: I think the short answer is that no plans were developed or permitted for public announcement at this point.

Mr. Moeller: Thank you.

Mr. Vidrine: As soon as we're able, we'll let you know. People want to know, we get it. But anything between something very real versus theoretical, is not what the rumor mill wants to hear.

Mr. Flint: Are there any other public comments? Thank you for your comments.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 3, 2025, Board of Supervisors Meeting

Mr. Flint: Next is the approval of the minutes from the December 3, 2025 Board meeting. Did the Board have any comments or corrections?

Mr. Vidrine: No.

Mr. Hooker: No changes.

On MOTION by Mr. Qureshi seconded by Mr. Hooker with all in favor the Minutes of the December 3, 2024 Board of Supervisors Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Request for Quitclaim Deed from CDD to City of St. Cloud, Florida for Fire Station

FIFTH ORDER OF BUSINESS

Request for Quitclaim Deed from CDD to Neptune Road Investments LLC for Fire Station

Mr. Flint: Item 4 is a request for a Quitclaim Deed from the CDD to the City of St. Cloud regarding the fire station.

Ms. Trucco: I'll take the next two items, four and five, at once because they're related. The CDD was approached in order to release its interest, in a parcel that has been approved for the construction of the fire station. The mechanism that we would do that, is through a Quitclaim Deed. Basically, the CDD did have an interest in a portion of the property that has been approved to be the fire station. The fire station is requesting that the CDD release their interest in that. I

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went right to the licensed CDD engineer and he reviewed it. He can confirm that the fire station plans have been approved and are in the process of being constructed and the CDD's pond, has already been reconfigured to fit the existing CDD contract. Therefore, he has no objection to the first request. On the second request, he explained that there is a drainage pipe leading to the pond that runs across the south sliver of that tract. But the plat already accommodates that easement and there's already an easement in there. Likewise, he has no objection to the second request either. Basically, what we would be looking for from the Board today, what I would recommend, if the Board is comfortable with proceeding, is a motion to approve, subject to staff sign off. We'll have the engineer sign a certificate, basically affirming all of that, that he has no objection and that this is consistent with the future plans for the CDD. Then we'll take a quick look at the title work to make sure everything is sound and there are no issues for the CDD in that regard. If you have any questions, I can try to answer them or I know Stephen is on the line too. He can provide backup if you'd like. Otherwise, we're just looking for a motion to approve these requests, subject to staff sign off.

On MOTION by Mr. Qureshi seconded by Mr. Hooker with all in favor the Quitclaim Deeds from the CDD to the City of St. Cloud, Florida and to Neptune Road Investments LLC for a fire station subject to staff sign off were approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04
Ratifying Phase 8A Stormwater System
Conveyances**

Mr. Flint: Item 6 is Resolution 2026-04 ratifying the Phase 8 stormwater system conveyances.

Ms. Trucco: This is just our standard resolution, ratifying a stormwater system conveyance. Once the developers finalize the construction of something like the master stormwater system that is planned to be owned and maintained by the CDD, the CDD accepts that by conveyance documents. This includes a Bill of Sale, Owner's Affidavit, Agreement Regarding Taxes, Certificate of District Engineer, confirming that there's no objection and that everything has been constructed in accordance with the rules, regulations, codes, etc. and that this conveyance is consistent with the development plans for the CDD. All of that has been met and those things have been certified already. We're just seeking ratification of the conveyance

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documents for the Phase 8A stormwater system to the CDD from the developer, Pulte Homes. We just need a motion to approve.

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor Resolution 2026-03 Finalizing Special Assessments Securing the Series 2025 Phase 8 Project Bonds was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of Series 2022 and Series 2024 Arbitrage Rebate Reports

Mr. Flint: Item 7 is presentation of the Series 2022 and 2024 Arbitrage Rebate Reports. The District is required to demonstrate that they're not earning more interest than they're paying to the IRS. You've engaged AMTEC to perform these calculations. You have two bond issues that this report is for. You can see that for the Series 2022 bonds, there's negative rebateable arbitrage of \$54,000. For the Series 2024 bonds, there's negative rebateable arbitrage of \$51,500. Are there any questions on the reports? If not, is there a motion to accept them?

On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the Series 2022 and Series 2024 Arbitrage Rebate Reports were approved.

EIGHTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Flint: Item 8 is ratification of the Data Sharing and Usage Agreement with the Property Appraiser. The CDD as a government entity, is afforded the ability to use the annual Tax Bill as the collection method for your operation and maintenance (O&M) and debt assessments. To do that, we're required to enter into certain agreements with the county. This particular agreement is something that you approve annually. It came up a few years ago, as a result of the legislature imposing some penalties on the release of confidential information. So, the Property Appraisers around the State, have all taken the practice of requiring this agreement, which basically says to the extent they provide us any information that should not be disclosed, that we won't disclose it. Certain individuals, law enforcement officers, other folks, their information, if they request it, is protected. That's really what this is addressing. So, this is

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something you've approved in the past. It's the standard agreement. If there are any questions, we can discuss them. If not, I'd ask for a motion to ratify.

On MOTION by Mr. Vidrine seconded by Mr. Hooker with all in favor the Data Sharing and Usage Agreement with Osceola County was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff Reports. Kristen?

Ms. Trucco: I don't have anything else for the Board today.

B. Engineer

Mr. Flint: Stephen, do you have anything from the District Engineer?

Mr. Saha: Yeah, I went out with Alan yesterday and we looked at all the CDD owned areas and I'm just working on the map, to clearly define all of the CDD responsible areas, on an easy map to show the CDD O&M responsibilities.

Mr. Flint: One of the main reasons Alan is working with Steve on that is because we intend to bid out the landscape maintenance this Spring, going into the budget year for next fiscal year. In order to do that, we want to make sure that we have a good map that identifies all of the CDD maintenance.

Mr. Vidrine: That's smart.

Mr. Flint: You have areas the CDD maintains that it owns and you also have areas the CDD maintains that other government entities own. This map will identify that as well.

C. Field Manager's Report

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

Mr. Scheerer: As you know, we had a little bit of cold weather blow through here recently. Steps were taken to wrap the backflows and insulation. You probably saw the cotton candy around them here at the building, as well as the 4C amenity. I know Marcia was onsite to open up a faucet for 24 hours during that freeze time and then come back and safe that off. I spoke with Cooper with United Land, our Landscape Account Manager. They took steps to isolate all of our irrigation, to make sure that we had everything off. So that went pretty well. I

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didn't see anything significant in damage. United Land sent us an email basically outlining the observations that they saw after the freeze, which was for some of our soft tissue plants: Firebush, Arboricola, Gold Mound, Crotons, Loropetalum. Some of our perennials like Lantana and Blue Day and fern took some hits, similar with our tropical shrubs and Palms. One of the recommendations that I've heard not only from our landscape provider, but others, as well as the director of Lucas Nursery in Oviedo, basically don't touch your plants for four to six weeks. So just leave them alone and see how they respond. Palm trees are kind of unique. I learned that if they're shooting up new growth, if it's stiff and hardy, there's a good chance your Palm's going to make it. If it's soft and mushy, it's probably gone and we'll have to re-evaluate that in the four-to-six-week time frame. Our turf did sustain some frost damage. The Zoysia and St. Augustine, again, we're going to wait for the warmer weather. We're going to see how things respond and we'll continue to work on it. So, you probably have it at your house, maybe you don't. But if you see some of the brown stuff out here, please know that we're on it and United Land Services is on it as well. We'll follow those recommendations. We're not going to mess with anything for the time being. We had a pre walk of the 4C amenity. There were some items that needed to be corrected. It looked like those items for the most part had been taken care of. Most recently we had a pump that was down. They fixed the pump battery for the handicap lift access to the building. We hope to get the Internet established soon and be able to go ahead and open that amenity as quickly as possible. But we're real close. Pulte has been removing mechanically all of the vegetation around Pond 27, which is in Phase 8. If you don't know, that's the real long pond and it's basically our master discharge system for the stormwater system here in the community. We'll be looking to probably do a walkthrough with them relatively quickly. Once they're done, we'll assume the maintenance of not only the landscaping around the pond, but there are actually two ponds and start the aquatic maintenance as well. Phase 5 Tohoqua Reserve, we've had some concerns with that over the years. We did have CEPRO out Applied Aquatic brought out the rep, they did a bunch of chemical analysis. I have the report. I can't pronounce half the words on it, but Mr. Telly Smith with Applied Aquatic, will be attending the next meeting. We also have recommendations for maintenance going forward. So basically, what I saw from the report, is we got a bunch of fertilizer nutrients getting into that pond and that's creating the problem. However, we don't know if that's coming from over fertilizing the homes. As you know, it all washes off the yard, it goes through the stormwater drains and ends up in your pond, creating a problem. But

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they do have a recommendation going forward for chemically treating that pond and trying to get that under control. Mr. Steven Saha, the engineer, did discuss our ride through yesterday and George kind of elaborated as to why. I have a walk tomorrow with Lennar Homes. As you know, there were some landscape enhancements done on the median on Tohoqua Boulevard, Phase 6. Those improvements are complete, as far as the new landscaping goes and I'm walking with them tomorrow for a turnover. We'll see how that works out, with the result of the recent freeze. One thing that George mentioned was the budget. As you know, we're going to be doing the budget here in a few months. So, we're working on any other requests that we receive, such as pickleball, some other things, to try to price and see how it fits in the budget for the Tohoqua community. Pickleball, if approved, would go right behind the tennis court. Other than that, I think we fared pretty well, as far as the freeze goes and we'll continue to monitor that. Thanks to the amenity staff here for all their hard work and effort, as well as United Land in helping us prepare pre and post freeze. I can try to answer any questions. That's all I have at this time.

Mr. Qureshi: Alan, I have two questions for you. One, we only have one fountain on Phase 8C. Is Pulte planning to put in another fountain?

Mr. Scheerer: I haven't seen anything for another fountain. It's my understanding that the pond you're referring is in Phase 4C. That's Pond 18. I was told that was a requirement by the City of St. Cloud. That's not anything the CDD requested.

Mr. Flint: We actually tried to request it be removed, just because we didn't want one with a fountain.

Mr. Scheerer: The fountain is working. It comes on around 8:30 a.m.

Mr. Qureshi: It does work, because I see that every day from my window.

Mr. Scheerer: We'll run it between midnight and 6:00 a.m.

Mr. Qureshi: The second question that I have is on pickleball. We definitely need to look at that, because I hear more and more, that pickleball is getting very popular. We talked at a couple of meetings, if we can use that space behind the tennis court, that would be good. I think budgeting-wise, we need to see how much it is going to cost.

Mr. Scheerer: Yeah, we've already reached out to 90 company, which I believe did the Tohoqua Reserve one. I haven't heard back from those folks yet, but we're going to stay on them and try to get them out here. I know we have another source, Varsity Courts. They kind of went.

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I don't even know if they're still working. They have a phone that says Varsity Courts, but nobody's answering the phone.

Mr. Qureshi: There's another company out of Sarasota. If you need that information, I can get that to George.

Mr. Scheerer: That would be great. I work with Chris too, because I know Chris is the HOA guy from over there, to try to get somebody. But we're already working on that. I know Marcia had a request for a basketball court too.

Mr. Qureshi: Very soon we're going to have a sports conference for baseball and football.

Mr. Scheerer: I'm not a fan of basketball. Anyway, thank you. We are working on that.

Mr. Qureshi: Thanks.

Mr. Scheerer: I'm glad you enjoy the fountain.

Mr. Qureshi: Every day when I walk from my office, I actually look at it and say, "*Man, that's great.*" That's the only fountain they got. Good.

Mr. Flint: Alright. Anything else for Alan?

D. Amenity Manager's Report

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

Mr. Calleja: Yes, Good morning. The agenda package did include the Amenity Report, which includes the summary of rentals, usage and events. I did want to report on the Zumba event. We had over 30 participants. We had this whole side of the parking lot for a complimentary Zumba class. We're going to go ahead and do it again in February, just to try to get more people out, to see if that's something we want to do on a regular basis. Everything is functioning.

E. District Manager's Report

i. Approval of Check Register

Mr. Flint: Under the District Manager's Report you have approval of the check register in your agenda. Were there any comments or questions? It is from November 23rd through January 25th, in the amount of \$2,353,717. A majority of these, is moving money either to the investment account or to the trustee for debt service. Are there any questions on the check register?

Mr. Qureshi: No.

Mr. Flint: Is there a motion to approve it?

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On MOTION by Mr. Vidrine seconded by Mr. Qureshi with all in favor the Check Register from November 23, 2025 through January 25, 2026 in the amount of \$2,353,717 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the unaudited financials through December 31, 2025. This includes the combined balance sheet which shows your General Fund, Debt Service Fund, Capital Project Fund and Capital Reserve Fund. Then you have the statement of revenue and expenditures for each fund, as well as a month-to-month revenue and expenditure schedule for your General Fund. Were there any questions on the financials?

Mr. Qureshi: No.

TENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Was there any Other Business that the Board wanted to discuss? I know based on public comment; we'll plan to place a discussion of the street parking issue on the next agenda and research that in advance. We intend hopefully at the March meeting to bring back a Request for Proposals (RFP) for landscape maintenance. That will allow us to issue that and get the results of that back, to incorporate into the Proposed Budget, which will either be at your April or your May meeting. The budget is a two-step process. As you recall, you approve a Proposed Budget in the Spring, which is really the start of the process and then you set the hearing, typically in August for final adoption. We'll be starting that soon. There's something else that I wanted to mention, the Board composition. As the Board is aware, initially all five Board Members are elected by Landowner Election and then after certain thresholds are met under the Statutes, those seats begin to transition. Two seats transition to General Election and those are the seats that Mr. Qureshi and Mr. Knight occupy. Then there will be two additional seats that will transition in November. We'll have something on a future agenda with the information, as far as how people that are interested would qualify. It's handled by the Supervisor of Elections, once it transitions to General Election. We just advise the Supervisor of Elections of which seats will be transitioning and then they handle it from there. Alright.

Mr. Buback: How many seats are on the Board?

Mr. Flint: There are five.

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Mr. Buback: Okay.

Mr. Flint: Are there any other comments or questions?

Mr. Vidrine: No

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

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

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George Flint
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Secretary / Assistant Secretary

Signed by:
Andre Vidrine
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Chairman / Vice Chairman