

**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, **March 4, 2026** at 9:00 a.m. at Tohoqua Amenity Center, 1830 Fulfillment Drive, Kissimmee, Florida.

Present and constituting a quorum:

Asif Qureshi	Assistant Secretary
Terry Knight	Assistant Secretary
Sean Bailey	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Stephen Saha (<i>via phone</i>)	District Engineer
Alan Scheerer	Field Manager
Marcia Calleja	CALM
Telly Smith	Applied Aquatic Management
Residents	

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. This would be an opportunity for any members of the public 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. If you have comments, if you would, state your name and address and try to limit your comments to three minutes. Are there any public comments? Not hearing any comments, we will move on to the next item of business.

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THIRD ORDER OF BUSINESS

Approval of Minutes of the February 4, 2026, Board of Supervisors Meeting

Mr. Flint: Next is the approval of the minutes from the February 4, 2026 meeting. Did the Board have any comments or corrections?

Mr. Qureshi: No.

Mr. Bailey: No.

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

On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor the Minutes of the February 4, 2026 Board of Supervisors Meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05
Certifying Series 2022, Phase 3/6 Project
Complete**

Mr. Flint: Item four is a resolution certifying the Series 2022 Phase 3/6 project complete. The Trust Indenture for the bond issue requires that once the project is complete, the Board adopt a resolution certifying that, which District Counsel prepared in conjunction with this. There's also a debt service reserve that is set up when the bonds are issued. The debt service reserve is intended to protect the bondholders in the event that there is a default. Those funds can be used to pay principal and interest, operating costs, other things. There is a release condition in the indenture, that once certain thresholds are met, a portion of the reserve is released and transferred into the Construction Fund. There will be a requisition prepared to requisition the released reserve funds. Those funds are there, because the developer, in this case, Lennar, constructed the project and contributed significant funds toward the project. The bonds only funded a portion of the construction cost. They incurred costs that were not requisitioned once the bonds were paid out. So now that the reserve funds have been released, there are funds that the engineer is putting together to requisition the remaining funds. But that's a side note.

Mr. Flint: Kristin, do you want to present the resolution?

Ms. Trucco: Sure. As George mentioned, there is a requirement in the Trust Indenture for the Series 2022 bonds for the Board to declare the Phase 3/6 project, which was financed with the 2022 bonds, complete. To do that, the Board relies on the engineer's certificate, which is attached to the resolution, certifying that the project that was financed by the bonds is indeed

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complete. There's an additional requirement in the indenture that the engineer's certificate provide an assertion that the final cost to complete the project, exceeded the amount of assessments that were levied by the CDD, in order to repay that bond. You'll see that the Engineer's Report determined approximately \$4.5 million was required to complete the Phase 3/6 project. We issued the bond and levied assessments for approximately \$2.1 million. So that assertion is also made there. This will be subject to the engineer signing this certification, certifying that the project is complete. So today we're looking for a motion approving Resolution 2026-05, subject to the engineers sign off on that. Do you have any questions? If not, I need a motion.

On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor Resolution 2026-05 Certifying the Series 2022, Phase 3/6 Project complete was adopted.
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FIFTH ORDER OF BUSINESS

Discussion of Street Parking

Mr. Flint: Next is Item 5, which was an issue that was brought up during public comment at the last meeting. We indicated that we would put the item on the agenda today. It's really a discussion item, as there were some concerns raised about street parking. There had been some communication, not from the CDD, but either from residents or members of the HOA Board with the city on the issue, subsequent to the last meeting. I think the concerns were probably community wide, but I think Phase 2 was raised as being a concern. We pulled the construction plans for Phase 2. There is a Parking Plan, which we verified. The city is the one responsible for making sure that what's constructed is consistent with the construction drawings. There is a Parking Plan that was part of the construction plans when Phase 2, for example, was constructed. There's also a regulatory Signage Plan. We haven't pulled it for the other phases, but we verified that the parking spots that are in place, are consistent with the Parking Plan. We also verified that the signage is consistent with the Signage Plan. I think the issue may be that there's a feeling that the signage is inadequate to delineate areas of No Parking. That is a separate issue from whether it was constructed properly and the proper signage was put in place. According to the plans, the signage that was required was installed. If there's a desire to install additional signage, to delineate areas of No Parking, I think that's probably the question that we're dealing with. Because the roads are owned by the City of St. Cloud, it's really a City of St. Cloud issue.

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They're the ones that also enforce the No Parking. They have the police powers to enforce traffic regulations. The CDD doesn't have the power to install regulatory signage without the approval of the city. We also don't have the ability to enforce parking, speeding, stop signs, those sorts of things. If there's a desire for additional signage, I think our thought is that that would require the city's approval because they are regulatory signs. Kristin, you can also provide your input. I assume the CDD as another government entity, could either enter into an agreement or with the consent of the city, could install the signage. That would be a decision by the Board and also with the consent of the city or I assume the Master Association could volunteer to pay for that signage if it was an issue that the Master Association felt was important. I would say that the long-term ownership of the signage needs to be with the city. We can't have some signs owned and maintained by the city, some by the CDD, some by the HOA. That would make no sense. It's not that we're creating additional No Parking areas, we're just delineating the existing areas. So there really shouldn't be any additional enforcement required, because they already are obligated to enforce the No Parking areas. On that issue, if they are going to require some sort of additional agreement with somebody to enforce, my thought on that, is we're not adding any additional No Parking areas. We're just asking them to enforce the existing No Parking areas. Why would there be a need for an agreement? What they're getting at with that agreement, is an enhanced enforcement type of agreement. Typically, with enhanced enforcement, comes a fee for the enhanced enforcement. That's another issue, I guess. If the community felt strongly enough that they wanted enhanced enforcement on parking, you could enter into an agreement. They would likely want you to pay for that enhanced enforcement. My thought would be that they should enforce the No Parking that's on the existing construction drawings that the city approved, that they're obligated to enforce. It's their roads. It's not HOA roads or private roads. The entity that owns the private roads is asking them to come in and enforce something. So that's a lot, but anyway.

Ms. Trucco: You touched on the most important parts there. I know that from the residents, Mr. Buback, hopefully I'm pronouncing that correctly, he had forwarded us an email that he had with a representative at public works for the city. It looks like the city already has a plan for it, that's set forth. If the HOA wants to request additional signage, then the city requires the HOA to enter into an agreement for the purchase, installation, and ongoing maintenance of that signage in the future. Then that email corresponds with the Public Works Department and

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also indicated that the HOA may be required to enter into a separate agreement with the Police Department for that enhanced enforcement that George was mentioning. If you look at the Statute section for those types of agreements, there is the option for the city or county to request payment for those services. There have been some CDDs that entered into those types of agreements. The CDDs that I represent, we stay away from that. We've always argued that the residents here are already paying taxes for those basic traffic enforcement services. So that should be included. We were not asking for anything additional above and beyond what was already required by the Parking Plans that George mentioned. It really comes down to whether the CDD has an interest in approaching the city for feedback on potentially financing the purchase and installation of No Parking signs. Then we'll have to get their feedback on whether they require the CDD to enter into that ongoing maintenance agreement, which it sounds like to me from the email, is that they're requiring that of HOAs. We can go get additional feedback or if you want to wait on that, there may be an update on whether the HOA would be interested in it or not.

Mr. Flint: I'm sorry to interrupt, but what they're probably used to in regards to HOA's, is private roads. In that case, you would typically need to enter into an agreement and pay for any sort of enforcement within the community if the roads are private. But anyway, I'm sorry.

Ms. Trucco: If the roads were owned by the CDD, there is a process that's set forth in Chapter 190 of the Florida Statutes, that govern CDDs, that allow the CDD, if they own property, to go through a hearing process, adopt Parking and Towing Rules and contract with a towing vendor to enforce those. The issue that we have, is that the CDD doesn't own the roads.

Mr. Flint: There's a benefit to us not owning it. There's also a benefit to us owning it. The good thing for the community about the CDD not owning, is you're not basically paying taxes for roads and then having the CDD own the roads and then you're having to pay assessments. So that's a good part of it. The bad part is you're subject to the city's level of service on maintenance and you're also handicapped somewhat on your ability to enforce parking and those sorts of things.

Mr. Qureshi: Kristen, I have two follow up questions for you. One, you mentioned HOA's. In this area of Tohoqua, not Phase 5A, we have two HOAs plus a Master Association. Am I correct, Alan?

Ms. Calleja: You have five HOAs.

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Mr. Qureshi: Five HOAs.

Mr. Flint: The townhomes each have a separate HOA. Then you have the Master Association.

Mr. Qureshi: The first thing is that the Master Association should work with the four HOAs first, to get their consent, before bringing the CDD into it. Because right now, if one HOA said, *"Well, we don't want to do this,"* then we are back to square one, at that point. So what enforcement are we talking about? This is only my opinion. I think the groundwork has to be done by the Master Association first, where they need to bring all four of those HOAs into a room and sit down and talk about this parking issue. They all have to agree before I think we bring the CDD into it. That's just my opinion. The two other Board Members might have a different opinion than that. That's just my opinion, but I am all for supporting that we need to enforce parking. Yes, but I think we need to get the initial work done first before we get the CDD into this.

Mr. Bailey: Just a clarification, you said regulatory signs is all that showed on the drawings. But is there a sign for the No Parking areas?

Mr. Flint: There's a Parking Plan. It's a separate sheet in the construction drawings that shows the parking areas.

Mr. Bailey: Is there some kind of designation sign that said No Parking.

Mr. Flint: Well, you would think the Signage Plan would show one.

Mr. Bailey: Before we pay for parking.

Ms. Trucco: Yeah, I don't think the city required it. It sounds to me like the city did not require No Parking signage from the developer.

Mr. Flint: They didn't.

Mr. Bailey: There are No Parking signs in Phases 2 and 3 or any phases that I looked at.

Mr. Flint: We've had the same situation, like in the City of Orlando in another community. But in that case, the signage was consistent with the Sign Plan and the CDD owned the roads. In Storey Park, we installed No Parking signs with arrows to clearly define that you couldn't park in certain areas. Then we had an agreement with the towing company to enforce it.

Mr. Bailey: There's a separate sheet that shows No Parking and there's no designated wayfinding signage that says that. How is a person supposed to know you're not supposed to park? Yeah, the same way that Crossbury has nothing to do with the Board either, but everybody

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I see gripes about the commercial vehicles along the road. Well, there's no signage that says you can't park here. So yeah, the whole area is lacking.

Ms. Trucco: We're preempted. We don't have police power. We have no traffic enforcement powers. If the CDD owned the roads, then we could adopt Parking and Towing Rules.

Mr. Flint: There's a line between sign pollution and adequate signage. So where do you define that line? We're not in the middle of that. We're closer to where we don't have enough signs.

Mr. Bailey: No, I understand.

Mr. Flint: Yeah. The HOA process would be a good way to solicit community input. There's no action required by the CDD at this point. Really it's a discussion item and a direction to staff. There's a feeling like maybe the Master Association could take on the solicitation of community input via the four other associations and then at some point either come back to the CDD or the Master Association on its own could take it on and deal with the city directly.

Resident (Jerard Bubeck): Can I say something?

Ms. Trucco: It's up to the Board.

Mr. Bailey: Go for it.

Ms. Trucco: Please state your name and address for the record.

Resident (Jerard Bubeck, Spring Shower Circle): My name is Mr. Jerard Bubeck and I live at 1997 Spring Shower Circle. We're trying to get a meeting with the city to see what their opinion is of us. I understand what you guys are doing. Basically, we just want signs up to distinguish No Parking areas and stuff. As far as enforcement, that would be something to see how the signs are effective. We're going to try to pursue the city and then we'll work with the Master Association. We do have contacts with them.

Mr. Flint: When you say we, it's you as a resident.

Resident (Jerard Bubeck, Spring Shower Circle): Yes.

Mr. Flint: Okay.

Resident (Jerard Bubeck, Spring Shower Circle): There is a group of three or four residents who initiated that email. He's been very involved in that and trying to arrange a meeting with the city. We'll clarify that with the city and then pursue that with the Master Association. We appreciate your consideration.

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Mr. Qureshi: Just to answer, Jerard, if you're going to have the meeting with the city, what you need to really take with you, is Signage Plan, where the city should be putting up the signage first, before we can even go any further. I think you need to press the city from the resident point of view, that they need to put that signage up first. Am I right, George?

Ms. Trucco: I think Alan will say that there's no required signage, but there is a Parking Plan. I think they mentioned that there was a Parking Plan that was included as part of the Site Development Plan. Right?

Mr. Flint: Yes and there's a Signage Plan.

Ms. Trucco: Oh, and there's a signage plan, but the Signage Plan doesn't include No Parking signs.

Resident (Jerard Bubeck, Spring Shower Circle): Correct.

Ms. Trucco: Alan, do you have a copy of the Parking Plan?

Mr. Scheerer: Yeah, I took it right out of the civil drawings, that basically outlines everything in Phase 2. How many parking spaces are supposed to be included. I was checking signs this morning.

Resident (Jerard Bubeck, Spring Shower Circle): That's an issue. You have to determine where the signs would go, how many there would be, that type of thing, which was not included in the plans, which we understand.

Mr. Scheerer: Yes, sir.

Mr. Flint: Okay. Well, any further discussion on that at this point?

Mr. Scheerer: I have an electronic one too, if I need to email it.

Mr. Qureshi: If you could.

Mr. Flint: That's just Phase 2. Each phase was separately permitted, so there would be a separate set of drawings. They're not necessarily consistent from phase to phase, but we reviewed that phase.

Mr. Scheerer: You have to eliminate Cross Prairie Parkway, because they have designated parallel parking and there is designated parallel parking throughout the community. Some of the internal roads, you'll see, for example, they're identifying maybe 17 or 18 spaces. But again, there's no Sign Plan to delineate the No Parking from where parking is allowed. As George said, arrowhead in arrowhead, double arrow in the middle is required. But none of that exists. There is a Parking Plan, but there's No Parking Plan.

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Mr. Qureshi: Drawings were passed or approved based upon no signage?

Mr. Scheerer: All I can tell you is I have a set of civil drawings. Those drawings were approved and they did not include No Parking signs.

Mr. Qureshi: Wow.

Mr. Scheerer: But as George alluded to, we have a District in Orlando where they had the same thing, the same document that you looked at. But we own the road. We had a company come in and design the No Parking signs.

Mr. Flint: Actually, I think we had the District Engineer do it.

Mr. Scheerer: We had Fausnight Stripe & Line come out and take a look at it. The District Engineer approved all of the other parking and No Parking. But we had a company come in, based on this type of a plan and tell us how much it's going to cost to install the No Parking signs.

Mr. Qureshi: The difference from that community to this one, was that CDD owned the roads there?

Mr. Scheerer: We own the roads there. We don't own the roads here

Mr. Flint: But the plans are approved.

Mr. Scheerer: Yeah.

Mr. Flint: In that case, it was the City of Orlando.

Mr. Scheerer: Okay.

Mr. Flint: Is there any other discussion from the Board or action at this time?

Mr. Qureshi: No.

Mr. Flint: Okay.

SIXTH ORDER OF BUSINESS

**Approval of Landscape Maintenance
Request for Proposal Manual**

Mr. Flint: Item six, I believe we mentioned at the last meeting that we would be coming back to the Board with a Request for Proposal (RFP) for landscape maintenance. Typically, as communities like this develop out, as a new phase comes on, you typically do a Change Order, a new agreement with your existing provider. There's a need, usually at a minimum at the end, to make sure that the pricing that's in those contracts is competitive, because it becomes additive over time. For budget purposes, we believe it's prudent to go ahead and issue the RFP. We're

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trying to do it so that we have the results of the bidding in time to prepare the Proposed Budget for next fiscal year. I do have maps here. Alan, do you want to present the RFP to the Board?

Mr. Scheerer: As George said, there is a timeline for the RFP to be issued. On March 13th, the RFP will be available to the general public. We'll have a list of vendors that we will notify, letting them know that the RFP is available and they can call our office and get a downloaded version of the RFP. That begins on March 13th. From March 13th through April 27th, anybody requesting a site visit can contact me and I'll meet them onsite. We can drive the property if they have just some generic questions, because I'm not allowed to answer any specific questions. That would need to be done in writing. As you'll see, on April 15, 2026, the deadline for questions in writing only expires. So that means anytime between the 13th and the 27th, they can come up and submit questions in writing to the office. Then an addendum will be provided to all proposers that requested the RFP. The bid opening is set for April 27th at 11:00 a.m. That will be in our office and they'll open all of the bids and tally up the cost for the project. There is a one-year contract that will be issued with an option for four additional extensions in this RFP. It could be up to a five-year agreement, so you won't have to do it again for five more years. Then the evaluation process is scheduled for May 6th.

Mr. Flint: If you look at Page 12 of the RFP or Page 36 of the PDF on your iPad, the RFP also includes evaluation criteria. What we try to avoid, is a situation where you're required to select a low bidder. You don't always want to have to select the low-cost bid. What this evaluation criteria allows you to do, is to pick the bid that's in the best interest of the District. These criteria and the points that are assigned, can be modified by the Board if you believe that one might be more important than how we've weighted it. But the five factors that we've included, the first one's completeness of the proposal, that's five points. The second one is the contractor's experience, which is 25 points. Item 3 is the qualifications of the key personnel that are indicated as being involved in the project. Item 4 has to do with the machinery, equipment and manpower, their ability to provide the service. Then Item 5 is cost, which is 25 points. Those all add up to 100 points. In this scenario, the cost is only 25% of the total evaluation criteria. This makes sure that you're selecting the most qualified competitive bid.

Mr. Scheerer: Also included of course, is the scope of services, what we expect them to perform, how many cuts and your fertile pest application timeframes throughout the course of the year. There will also be a mulch component to that. Probably the biggest thing to look at

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when you look at the map, is there is a futures area, which basically covers Phase 8. As you know, there are portions of Phase 8 that are going to be coming online at some point. That includes the big Pond 27, which is the main outfall for all of the stormwater on this side of the community. There are some common areas and there are some rights-of-way (ROW) between the sidewalk and curb. Southbury will eventually connect all the way from that big Pond 27 to Macy Island Road, right over here. There will be some city owned, CDD maintained ROWs and maybe some medians. I think somebody had said maybe it was county, not city, but the engineer had mentioned something like that. But we'll have to look at that. We've provided in the fee summary schedule, a place where they can total up everything they fill for the future. Those areas are highlighted on the map. It's like a lavender and a purple color on the map. They will be asked to do that, based on a link that will be provided to them that have the landscape and irrigation drawings for Phases 8A and 8B, since that area is not quite complete.

Mr. Knight: Southbury is county, not city.

Mr. Scheerer: Oh, it is county.

Mr. Knight: Yes.

Mr. Scheerer: Okay.

Mr. Knight: I don't know that it matters for this discussion, but it is the county.

Mr. Flint: Okay. Are there any questions or comments from the Board on the RFP or the map or the evaluation criteria? Okay. We always like to get the Board to approve the form of the RFP, if possible, before we issue it. That gives us more standing when those bids are received and evaluated, because you have approved the evaluation criteria and the form of the RFP. If there are no questions or discussion on the RFP, is there a motion to approve it?

On MOTION by Mr. Qureshi seconded by Mr. Knight with all in favor the Request for Proposal for landscape maintenance was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

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

Ms. Trucco: I have nothing else. Thank you.

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B. Engineer

Mr. Flint: Is anyone on the line from the engineering firm?

Mr. Saha: This is Steve Saha. I do not have anything new to report.

Mr. Flint: Okay.

C. Field Manager's Report

i. Review of Phase 5 Pond Analysis Report

Mr. Flint: Field Manager's Report. Alan, I know that we have a guest here today.

Mr. Scheerer: Yeah, we do. Over the past year we've been battling the chemical imbalance in the Phase 5 Tohoqua Reserve pond. We switched vendors from Sunshine Land and brought in Applied Aquatic. With me today is Mr. Telly Smith with Applied Aquatic. Included in your agenda package is chemical analysis from SePRO. Telly is going to walk you through what was determined to be the conditions of the water at the time that this report was done. I know the date was I think in December, but we didn't get the results for a little while, which was why there's a delay in presenting this to the Board.

Mr. Smith: Good morning. Everybody has a copy of this.

Mr. Scheerer: It should be in your agenda.

Mr. Smith: We did a Water Quality Analysis on the Phase 5 pond. Typically, it does two things. It tests for phosphates, nitrogen, pH, all of the normal stuff that you would test in the water and also Algae IV. Originally, when we started working on this pond, we had a blue green algae bloom, which is not good. It took us a while to get that under control. We were able to do that within, I'd say, four to six weeks. We got it to a manageable level. We are still fighting some filamentous algae in that pond and that will be most likely, just because it's a stormwater pond and stormwater ponds have algae. This Water Quality Analysis Report was done by SePRO. They're a company that we work hand in hand with. They essentially are the only company in our industry that does this type of Water Quality Analysis and algae ID. It's very, we're very fortunate to have them to do this. I'll go over really quick what our findings were. The only algae that we identified at the time, was in October. We actually started working on the pond, I believe in August. We pulled the samples in October. The algae, I believe, was for filamentous algae, which is mat forming algae. That's not alarming. It's a little unsightly. It's not aesthetically pleasing, but it's not harmful or toxic in any way, so that was good actually. The next thing that we looked at, was the pH of the water, which was neutral. It was good. The conductivity was

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good. Alkalinity was good. Hardness was fair, moderate and that's fine. The turbidity was moderate and that's normal. These are all normal numbers for stormwater ponds. The nutrients results is where it gets kind of bad. I don't have any other way to put it. The first test was the total phosphorus. That came back as 355 parts per million, which is very, very high. That's where that really bad algae was coming from and that's what was creating this continuous filamentous algae problem. The free reactive phosphorus was high, but not anything crazy high. That's normal for these ponds. The nitrogen was actually moderate, which surprised me. The nitrates were low, which also surprised me. Total nitrogen was moderate, which is good. That's a good thing. The only thing we're battling here, the main thing that we're battling in this pond, is the total phosphorus levels. That's the main driver for algae blooms in these ponds. Chlorophyll was, was very high. I apologize; I didn't do my research on the Chlorophyll. I don't think that has any bearing on the algal bloom that we're fighting. I'll look into that, but I don't believe that's a huge problem or anything to worry about in this pond. Like I said, the main thing that we need to worry about, are the total phosphorus levels. Alan, do you want me to go over what my recommendations are?

Mr. Scheerer: Yeah, because there is a proposal following this report that we can discuss with the Board and see if they want to move forward with the additional work to try to get this under control.

Mr. Smith: We've determined that there is a very high phosphorus level in the pond and there are ways to mitigate that. There are products available in our industry to mitigate phosphorus or basically bind the phosphorus that's currently in the water. We would use a product named EutroSORB-WC. It's a liquid product that has a Lanthanum active ingredient in it that binds phosphorous in the water. It binds it and makes it unavailable for the algae to utilize for food to grow. It does bind it forever in the water, but it does not prevent any new phosphorus from coming in, whatever the source may be, whether it's rainfall, runoff from the roads, fertilizer, which I don't think you guys use fertilizers near the ponds here anyways. There are certain areas of the state where these ponds are just super high in phosphorus and their basically geographical location is what it boils down to. Some are higher than others. This obviously has a high influx of phosphorus. In order for us to mitigate that, we would do a continuous maintenance of this pond with another product called SeClear-G, that helps us find phosphorus. We have done this in other areas that we work with, like Remington for instance, We've done the

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SeClear-G prescription and it worked very well. We had some really bad ponds in that area in that CDD as well, that we were able to manage and it turned around 180 degrees. It was very impressive. So that's the plan, to do an initial treatment with EutroSORB to reduce the phosphorus and bind it. There would also be ongoing maintenance with Chelated Coppers for the algae blooms and filamentous algae that will continue to happen. Then doing the SeClear-G, which reduces the phosphorus levels in the ponds long term. That's how we continue to keep that phosphorus level down. With that being said, I believe that's it. Oh, the frequency of maintenance is something that we probably need to talk about too. We have been in this pond a lot over the last course of six months or so and we hope to reduce that number of visits. We were there weekly for a while, back and forth with Chelated Coppers and Hydrogen Dioxide, Parasitic Acid, which is basically peroxide, every week in this pond, just to keep it under control. We finally got it down to a swimming pool level. We back our treatments off every two weeks and hopefully in the future, if this goes smoothly, we can reduce those visits to monthly, because there is a lot of traffic in that pond, over a course of short period of time. So that would be the plan. Are there any other things that you think I can discuss or do you guys have any questions?

Mr. Qureshi: Telly, a quick question for you. What is the reason that we are having so much issue with that pond? Is that because of how the water is flowing or it is because something is getting into the pond? What is the reason? You mentioned that you are coming every two weeks or so because there's an issue there. So, what is the major cause?

Mr. Smith: That's the million-dollar question. That's the question that I can't answer. I'm the guy that deals with the problem once it happens and try to mitigate it and maintain it. In these stormwater ponds, there are so many different variables. As far as phosphorous getting into the pond, there are so many sources. It could just be the natural soil that the pond was dug in, before, this land was used for other things back before this development was created. Who knows? It's so funny how these ponds work. We can have two ponds identical in size within a quarter or a third of a mile from each other. One is a horrible problem child that we're always fighting, while the pond right across the street is beautiful and doesn't have the same amount of phosphorus in it that Pond A does. It's very hard to say. I would say the soil that was there when it was dug, was just phosphorous rich. Also, stormwater runoff probably. So that's just my guess. I don't have an exact answer.

Mr. Qureshi: I do believe this pond is connected to other ponds. Correct?

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Mr. Smith: It may be connected.

Mr. Scheerer: Yes.

Mr. Qureshi: Do you maintain the other ponds also?

Mr. Smith: No, sir.

Mr. Qureshi: Okay.

Mr. Scheerer: You don't have that issue. Your pond connects across Cross Prairie Parkway to the 25B pond. Then there's the 25A pond, which discharges into Pond 27, which is the long pond on Southbury Drive. They're all interconnected, but they don't have the same type of issue that the Tohoqua Reserve pond has. Pond 25A has been sprayed, so the cattails are dying. Pond 25B was harvested and hand removed and that's pretty clean. Like Telly says, we'll get occasional filamentous algae on that pond, the floating algae, but that's nothing like the blue green algae that was experienced in Tohoqua Reserve.

Mr. Flint: We had the same company, Sunshine Land Management, maintaining all of the ponds. The reason we brought in Applied Aquatic, is that Sunshine Land Management wasn't addressing the problems in your Phase 5 pond. It's not something that they're doing that's causing that pond to be worse than the other ponds. We brought them in to figure out a solution to deal with the problem that was already there.

Mr. Scheerer: Correct.

Mr. Flint: I guess a question that I would have, is if we're using this chemical that's binding that phosphorus, is it possible in the future, that the phosphorus issue will go away or diminish and we don't have to do that ongoing treatment? You probably don't know the answer. But that would be the question. Then would we continue to sample and analyze the water to make sure that we're not continuing to do an expensive treatment when the problem is no longer there?

Mr. Smith: That's a really good question. I can't give you a definitive answer on that, but I can tell you from 25 years of experience, the phosphorus is always going to be there. We treat thousands of ponds throughout the State of Florida and I can put all of the problem child ponds in one hand and they have been problem child for 25 years and we've tried to fix them. The only thing that we can do, I'm not going to say this is a band-aid by any means, but this is the only tool that we have in our toolbox to mitigate this phosphorus. Phosphorus is the number one problem and these are the only two tools that we have, to help mitigate that phosphorus level and

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to reduce the phosphorus level, which in turn reduces that toxic or blue green algae bloom that we have. I feel it is going to be a long-term issue. Now could there be a product or something comes out in the future, to help with this issue even further? Maybe, possibly. But this product has been around a long time. It's just formulated in different ways. Lanthanum has been around a long time. The ongoing maintenance is actually pretty affordable compared to that initial startup. The initial startup is a little pricey. But that ongoing maintenance is relatively cheap and the SeClear-G product that I was speaking of, is not that expensive at all. It's pretty affordable. It doesn't really change the cost and the maintenance drastically. It just turns it into a normal stormwater pond.

Mr. Qureshi: Telly, one thing that I'm going to ask you. Alan has my email. Can you send me actually that what you have found so far in the pond. I will most probably call you later on, to invite you to maybe talk to the residents who live around the pond, to explain exactly what is going on there. Because that pond has been very much, just like you said, it's a problem child for you.

Mr. Smith: Yes.

Mr. Qureshi: It's also a problem child for us, because I actually live there.

Mr. Smith: Okay.

Mr. Qureshi: Telly actually lives on the pond.

Mr. Smith: It's impressive.

Mr. Flint: The reports are in the agenda.

Mr. Smith: Yes, we do have the results. I believe you have them and Alan can share those with you. What I would like to do, is if we do end up doing this for you guys, we'll pull more water quality analysis samples maybe later this year, in July or August, somewhere in that timeframe.

Mr. Qureshi: On a positive note, though, from three years from now, the pond quality, in my opinion, has improved quite a bit. Whatever you guys are doing, keep doing it. Hopefully it will get where we need to be. Three years ago, it was really bad, especially in certain times of the year.

Mr. Smith: It's not been easy to keep up with it. I actually just went and did a site visit right before I came here. We treated it a week and a half ago. It's due for another treatment next

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week. We're happy to treat this pond every two weeks. That's really the only magic we have, this frequency of maintenance. You have to stay on them or they'll just get away from you.

Mr. Flint: Is anything you're seeing in the Water Quality Analysis, something that would be addressed by aeration?

Mr. Smith: No sir. Aeration is in my opinion and of course I'm not an aeration professional, this is my opinion from 25 years of experience in the business, aeration is utilized when you're having dissolved oxygen problems. If you're having chronic fish kills and your aquatic control company is taking samples of this water, saying that your nutrient level is really low and they need to put some aeration to increase the dissolved oxygen levels or even fountains, fountains don't really do much for these ponds either. They're aesthetically pleasing and they do aerate the area right around the fountain. The water goes up and falls back down. I am a proponent of aeration. I just don't feel like it's needed in this pond. Honestly in some cases, when I've seen these ponds where aeration's been installed, the algae actually get worse. I would not recommend that, personally.

Mr. Qureshi: Thank you.

ii. Consideration of Aquatic Plant Agreement with Applied Aquatic

Mr. Scheerer: There's a follow up proposal with Applied Aquatic. The biggest hit on this is the initial startup charge. The initial startup charge is \$5,985, at the start of the work and then after that it just becomes a regular maintenance fee of \$895 per month. Telly can explain what's involved with the startup charge.

Mr. Smith: Yeah. On the proposal and for us to continue maintenance, this is a full scope proposal, as far as the scope of work. It is shoreline, grass and brush control. It is immersed vegetation control. That's your cattails, your lily pads, things of that nature, floating vegetation, all sorts of floating vegetation, filamentous algae control, submerged vegetation control and phosphorus reduction, are also included. The phosphorus reduction is the main portion of that initial startup. That's what you're paying for, that Nutrasorb product that will be applied. It is just an expensive product. That cost is 90% product, to get it started. Now the maintenance, I would say is a little elevated for a stormwater pond of that size. But it's due to the fact of frequency of maintenance that we're going to have to be in there. We're going to have to be in there quite often

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to keep this thing under control. But product is your main cost, because the labor and the time is not that big of a deal in this situation. It's product. But it does work. Is that clear enough now?

Mr. Scheerer: Yeah, I think so. But we're trying to get a handle on this and based on the results that SePRO provided, they gave him some direction as to how they need to approach this pond in order to get this phosphorus under control. This is an Applied Aquatics proposal to go ahead and start that and then continue to do the ongoing maintenance. I think Telly's approach with doing another sample in July, is somewhere in there, because that's our hot months and we'll see if there's a chemical change in that come June and July.

Mr. Smith: Yeah, I think once we get started, give it some time, then we can do a side-by-side comparison and see if we need to increase the rates of the SeClear-G that we're applying on the monthly basis. SePRO is a really good company about backing up their prescriptions. This is a detailed prescription from SePRO. I can put this prescription together myself just as easily. But I like using SePRO's prescriptions, because if we have an issue and if we do that sampling and then the phosphorus levels didn't reduce the way we want them to, then I can go back to SePRO and say, "*Hey, this treatment didn't do exactly what we were hoping to do.*" A lot of times they will help us out with some product to retreat or do another application.

Mr. Flint: Are there any questions on the proposal? Is there a motion to approve it?

On MOTION by Mr. Qureshi seconded by Mr. Knight with all in favor the Aquatic Plant Agreement with Applied Aquatic was approved.

Mr. Flint: Anything else, Alan?

Mr. Scheerer: Yeah, just a couple things to follow up. As you know, we had a nice freeze here recently. You're seeing a lot of brown plants. I'm working with United Land currently. They've given me a plant replacement budget per section, which we're working through. The hardest hit plants are the Dwarf Firebush, Dwarf Ixora and maybe some Arboricola Trinettes. We're going to be looking at that after next week. We want to give it four to six weeks from the last time we talked. You'll probably see some of this plant material start to disappear. They wanted to start on it this week and I asked them, "*Please don't do that.*" I want to make sure that I had a chance to discuss that with the Board and the residents at the meeting and let you know what our plan of attack is going to be. You'll probably see some bare spots. We're going to try to

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focus on those bare spots and see what we can go ahead and immediately replace, once we pull them out, the high-profile areas. I'm not saying that everything isn't important, but if you're coming in off of Tohoqua Boulevard or Cross Prairie Parkway or something like that, we want to make sure that whatever we pull out, we can go ahead and fill with a colder tolerant plant going forward. Everybody that isn't installing landscaping right now, are using the Arboricola Trinettes, the Dwarf Ixoras, the Dwarf Firebush, which is one of my favorite plants, because it's beautiful, it doesn't get too big, but it was hit hard by this freeze. We're going to look at a long-term solution to this. You can see what survived out here, so we may try to emulate that. One of the things that you'll probably notice, is our perennial peanut in the parking lot, which was pretty amazing. It looked really good. It took a hard hit as well. We'll be looking at some of that ground cover replacement that survive anything in the near future, that we might have for a long-term frost. I know we're getting ready to hopefully open the new 4C amenity. There's been a lot of work going on with that, since we met with Pulte and I'm sure that Marcia has got something to add to that and where we stand.

Ms. Calleja: We're much closer now. Right now, we're working on the Internet. Spectrum did come last week and they finally finished installing it. This week we're working on connecting the two buildings for the access cards to work. That's really the last piece of the puzzle. We're really a lot closer. We also have some signage that's going to go in this week with the Tohoqua logo, with some of the rules, the gym rules, the gate rules. The insurance is done. Our pool permit is done. We're real close. I would say probably in the coming days, pending the result today, because we actually have a vendor here today trying to connect the two buildings. So hopefully by the next meeting.

Mr. Qureshi: Marcia, will the access card for this work also on that?

Ms. Calleja: Yes.

Mr. Scheerer: Yeah, we don't want to issue you two or three just to try to get in here.

Mr. Qureshi: I don't need any. I can just jump the fence.

Mr. Scheerer: You can only jump the playground fence, because it's only 3 feet. I want to see that, by the way.

Mr. Qureshi: You got it.

D. Amenity Manager's Report

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Mr. Calleja: I'll go right into the Amenity Report, which is the next item on the agenda. We do have the events and the usage report. We had another successful Zumba session out here in the parking lot. We're planning to bring that back more often. We also had a beer, wine and cheese event. It didn't make it to the agenda, because we sent the report prior to the event. But that was on Friday. That was another nice event.

i. Consideration of Agreement for Polling Place

Mr. Calleja: The other item that you'll see, is the agreement to use the Clubhouse as a polling place. The Supervisor of Elections came to meet with Joanna and I. They would like to use this as a polling place for the primary election and general election. One of their goals is to use this only for the Tohoqua community, just because of the size, which I thought was really nice. They're working towards that goal right now. I believe it would be here, but their goal is to just support the Tohoqua community, which I thought was really nice. They did include the agreement in there. They would also provide their certificate of insurance, adding the District as an additional insurer. They're also going to pay the rental fee for the Clubhouse, just as other people would be required to. We have done that at other Districts. It is pretty successful and it's very convenient for the members of the community.

Mr. Flint: Are there any questions on that? I think it's a convenience for the community.

Mr. Qureshi: Oh, I think it's a great idea. An excellent idea.

Mr. Flint: Is there a motion to approve the agreement with the Supervisor of Elections?

On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor the Agreement with the Supervisor of Elections office to use the Tohoqua Amenity Center as a polling place was approved.

Mr. Flint: Anything else, Marcia?

Ms. Calleja: That's all I have.

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, which is in your agenda. This is for the General Fund and the Board compensation from January 26th through February 23rd, in the amount of \$299,699.33. Anywhere you see Tohoqua CDD,

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care of US Bank, are transfers of the debt service assessment revenue that we receive from the Tax Collector to the Trustee. You can see a significant amount of the Check Register is the movement of the debt service assessment revenue. Are there any questions on the Check Register?

Mr. Qureshi: No.

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

On MOTION by Mr. Qureshi seconded by Mr. Bailey with all in favor the Check Register from January 26, 2026 through February 23, 2026 in the amount of \$299,699.33 was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You also have the Unaudited Financials through January 31, 2025. You have the Combined Balance Sheet with the General Fund, Debt Service Funds, Capital Project Funds and capital reserve. Then you have the Statements of Revenue and Expenditures for each fund. No action is required by the Board on these, but if you have any questions, we can discuss them.

Mr. Qureshi: No.

Mr. Flint: Okay. Hearing none.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Flint: Was there any Other Business that the Board wanted to discuss? Hearing none,

NINTH ORDER OF BUSINESS

Supervisor Requests

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

TENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
George Flint
B61B5DF431644AD...

Signed by:
Andre Vidrine
0E6A9673BA354F7...

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Secretary / Assistant Secretary

Chairman / Vice Chairman