MINUTES OF MEETING
SUGARLOAF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Sugarloaf Community Development District held a Regular Meeting on December 9, 2024 at 1:00 p.m., or as soon thereafter as the matter could be heard, at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715.

Present were:

Matthew Young	Chair
Matt Cuarta	Vice Chair
James Dunn	Assistant Secretary
Curt Wilkinson (via telephone)	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC (WHA)
Kyle Magee (via telephone)	District Counsel
Patrick (Rob) Bonin (via telephone)	Supervisor-Elect

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Rom called the meeting to order at 1:03 p.m.

The Oath of Office was administered to Mr. Cuarta and Mr. Dunn before the meeting to establish a quorum for today's meeting.

Supervisors Young, Cuarta and Dunn were present. Supervisor Wilkinson and Supervisor-Elect Bonin attended via telephone.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Newly Elected Supervisors [Matt Cuarta - Seat 3, James Dunn - Seat 4, Patrick "Rob" Bonin -**

Seat 5] (the following to be provided in separate package)

This item was addressed during the First Order of Business.

Supervisors Cuarta and Dunn are familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-01.

The following results of the Landowners' Election will be inserted into Sections 1 and 2:

Seat 3	Matt Cuarta	80 Votes	4-Year Term
Seat 4	James Dunn	80 Votes	4-Year Term
Seat 5	Rob Bonin	20 Votes	2-Year Term

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-02.

Mr. Dunn nominated the following slate:

Chair	Matthew Young
Vice Chair	Matt Cuarta
Assistant Secretary	Curt Wilkinson
Assistant Secretary	James Dunn
Assistant Secretary	Rob Bonin

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Young and seconded by Mr. Cuarta, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Directing the Chair and District Staff to File a Petition with the City of Minneola, Florida, Requesting the Passage of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date**

A. Boundary Amendment Funding Agreement

B. Authorization of Agent Form

Mr. Rom presented Resolution 2025-03.

On MOTION by Mr. Cuarta and seconded by Mr. Young, with all in favor, Resolution 2025-03, Directing the Chair and District Staff to File a Petition with the City of Minneola, Florida, Requesting the Passage of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Ratification of Budget Funding Agreements Fiscal Year 2025**

Mr. Rom presented the following executed Budget Funding Agreements for ratification. The percentage splits between the Landowners for all units were broken out accordingly.

A. Lennar Homes, LLC

Percentage split: 46.1%

B. Richland Developers – Florida, Inc.

Percentage split: 42.5%

C. Stanley Martin Homes, LLC

Percentage split: 11.4%

On MOTION by Mr. Cuarta and seconded by Mr. Young, with all in favor, the Budget Funding Agreements, as listed, were ratified.

- **First Amendment to Fiscal Year 2025 Budget Funding Agreement**

This item was an addition to the agenda.

Mr. Rom stated the addition of a new Landowner Tri-Pointe Homes Holdings, Inc., necessitated an amendment to the Budget Funding Agreement. The Agreement was updated to reflect an adjustment to the percentage splits between the Landowners for all units across the CDD. The adjusted percentage splits are as follows:

Builder	Percentage Split
Lennar Homes, LLC	46.1%
Richland Developers – Florida, Inc.	Decreased from 42.5% to 32.6%
Stanley Martin Homes, LLC	11.4%

Tri-Pointe Homes Holdings, Inc. Percentage split: 9.9%.

On MOTION by Mr. Cuarta and seconded by Mr. Young, with all in favor, the First Amendment to the Budget Funding Agreement for Fiscal Year 2025, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of October 31, 2024**

Mr. Rom stated that Funding Requests were sent for the beginning of Fiscal Year 2025; they will be adjusted to incorporate the addition of Tri-Pointe Homes Holdings, Inc., if necessary, depending upon the effective date, which was calculated as of October 1, 2024 to begin with the new fiscal year.

On MOTION by Mr. Cuarta and seconded by Mr. Dunn, with all in favor, the Unaudited Financial Statements as of October 31, 2024, were accepted.

TENTH ORDER OF BUSINESS **Approval of Minutes**

A. September 23, 2024 Public Hearing and Regular Meeting

B. November 5, 2024 Landowners' Meeting

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the September 23, 2024 Public Hearing and Regular Meeting Minutes and November 5, 2024 Landowners' Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Magee stated the first Boundary Amendment was finalized last month. Staff will repeat the process for the second Boundary Amendment for the North Parcel.

Mr. Young stated the Tri-Pointe Homes Holdings, Inc., closing occurred on November 1, 2024, so that is the preferred effective date.

> **On MOTION by Mr. Cuarta and seconded by Mr. Young, with all in favor, amending the First Amendment to the Budget Funding Agreement for Fiscal Year 2025, to be effective November 1, 2024, was approved.**

B. District Engineer: Poulos & Bennett, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: January 27, 2025 at 11:00 AM**
  - **QUORUM CHECK**

The next meeting will be held on January 27, 2025, unless cancelled.

TWELFTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

> **On MOTION by Mr. Cuarta and seconded by Mr. Wilkinson, with all in favor, the meeting adjourned at 1:13 p.m.**

Secretary/Assistant Secretary

Chair/Vice Chair