MINUTES OF MEETING
SUGARLOAF COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Sugarloaf Community Development District held Public Hearings and a Regular Meeting on August 25, 2025 at 11:00 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715.

Present:

Matthew Young	Chair
Matt Cuarta	Vice Chair
James Dunn	Assistant Secretary
Rob Bonin (via telephone)	Assistant Secretary

Also present:

Daniel Rom	District Manager
Raymond Passaro	Wrathell, Hunt and Associates, LLC (WHA)
Tucker Mackie (via telephone)	District Counsel
Marc Stehli (via telephone)	District Engineer
Joey Arroyo (via telephone)	Atmos Living Management

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

Mr. Rom called the meeting to order at 11:01 a.m.

Supervisors Young, Cuarta and Dunn were present. Supervisor Bonin attended via telephone. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Appointment to Fill Unexpired Term of Seat 1; Term Expires November 2026**

This item was deferred.

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)**

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment 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 2025-14, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

FIFTH ORDER OF BUSINESS **Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

A. Affidavit/Proof of Publication

B. Consideration of Resolution 2025-15, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2025-15.

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Young and seconded by Mr. Cuarta, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Cuarta and seconded by Mr. Dunn, with all in favor, Resolution 2025-15, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

C. Engineer's Report (for informational purposes)

Mr. Rom stated that the Engineer's Report is included for informational purposes.

Ms. Mackie posed, and Mr. Stehli responded to the following questions:

Ms. Mackie: Are the estimated costs identified in the Report reasonable and proper to financed by the District?

Mr. Stehli: Yes, that is correct.

Ms. Mackie: Any reason that the project can't be carried out by the District?

Mr. Stehli: No.

D. Master Special Assessment Methodology Report (for informational purposes)

Mr. Rom stated that the Master Special Assessment Methodology Report is included for informational purposes.

Ms. Mackie posed, and Mr. Rom responded to the following questions:

Ms. Mackie: Do the lands subject to the assessments receive a special benefit from the District Capital Improvement Plan (CIP)?

Mr. Rom: They do.

Ms. Mackie: Are those assessments reasonably apportioned among the lands subject to the special assessments?

Mr. Rom: They are.

Ms. Mackie: Is it reasonable, proper and just to assess the cost of the CIP against the lands in the District in accordance with the Methodology provided to the Board?

Mr. Rom: Yes.

Ms. Mackie: In your opinion, are those special benefits that the lands receive, will they be equal to or in excess of the maximum special assessments when allocated as set forth in the Methodology?

Mr. Rom: Yes.

E. Consideration of Resolution 2025-16, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming The District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

  No affected property owners or members of the public spoke.

> **On MOTION by Mr. Young and seconded by Mr. Cuarta, with all in favor, the Public Hearing was closed.**

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, made no changes to the assessment levels and agreed that the assessments are fair and just.

Mr. Rom presented Resolution 2025-16.

> **On MOTION by Mr. Young and seconded by Mr. Cuarta, with all in favor, Resolution 2025-16, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming The District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.**

SEVENTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2025-17, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Rom presented Resolution 2025-17. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is a Landowner-contribution budget.

Discussion ensued about potentially engaging a Field Operations Manager and/or how to address field operations, as infrastructure comes online, including who will maintain the improvements and allocating and/or splitting the costs to or amongst the Landowner entities.

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Young and seconded by Mr. Cuarta, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Young and seconded by Mr. Cuarta, with all in favor, Resolution 2025-17, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Budget Funding Agreement Fiscal Year 2026**

A. Lennar Homes, LLC

B. Richland Developers – Florida, Inc.

C. Stanley Martin Homes, LLC

D. Tri Pointe Homes Holdings, Inc.

On MOTION by Mr. Cuarta and seconded by Mr. Dunn, with all in favor, the Budget Funding Agreements with Lennar Homes, LLC; Richland Developers – Florida, Inc.; Stanley Martin Homes, LLC; and Tri Pointe Homes Holdings, Inc., were approved.

NINTH ORDER OF BUSINESS **Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**

Mr. Rom presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-18, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Young and seconded by Mr. Cuarta, with all in favor, Resolution 2025-18, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

TENTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Rom presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Rom noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives. The District Engineer annual inspection of the District's infrastructure and related systems is pending.

On MOTION by Mr. Dunn and seconded by Mr. Cuarta, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of July 31, 2025**

> **On MOTION by Mr. Dunn and seconded by Mr. Cuarta, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.**

TWELFTH ORDER OF BUSINESS **Approval of July 28, 2025 Regular Meeting Minutes**

> **On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the July 28, 2025 Regular Meeting Minutes, as presented, were approved.**

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. Mackie stated that work is underway on the upcoming Boundary Amendment petition and on issuance of the 2025 Bonds, including timing of the marketing, pre-closing and closing on the bonds.

B. District Engineer: Poulos & Bennett, LLC

There was no report.

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

- **NEXT MEETING DATE: September 22, 2025 at 11:00 AM**
  - **QUORUM CHECK**

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

There were no Board Member comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the meeting adjourned at 11:27 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary Chair/Vice Chair