

**MINUTES OF MEETING
SUGARLOAF COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sugarloaf Community Development District held a Regular Meeting on January 26, 2026 at 11:00 a.m., or as soon thereafter as the matter may be heard, 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	Assistant Secretary

Also present:

Daniel Rom	District Manager
Raymond Passaro	Wrathell, Hunt and Associates, LLC (WHA)
Tucker Mackie	District Counsel
Marc Stehli (via telephone)	District Engineer
Cynthia Wilhelm	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:14 a.m.

Supervisors Young, Cuarta, Dunn and Bonin were present. 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**
 - 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 2026-04, Electing and Removing Officers of the District and Providing for an Effective Date

This Item was deferred.

FIFTH ORDER OF BUSINESS

Presentation of Supplemental Engineer's Report (for informational purposes)

Mr. Stehli stated the Supplemental Engineer's Report dated October 2025 did not change; it is the same version he presented at the last meeting.

SIXTH ORDER OF BUSINESS

Presentation of First Supplemental Special Assessment Methodology Report (for informational purposes)

Mr. Rom presented the Final First Supplemental Special Assessment Methodology Report dated January 21, 2026. The final Financing has a 5.94% interest rate and no capitalized interest period, with a par amount of \$11,055,000 to fund the Assessment Area One Project costs of \$10,193,110. Ms. Mackie stated platted lots have since been recorded with the County.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2026; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

On MOTION by Mr. Bonin and seconded by Mr. Cuarta, with all in favor, Resolution 2026-05, Setting Forth the Specific Terms of the District’s Capital Improvement Revenue Bonds, Series 2026; Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Issuer’s Counsel Documents

- A. Collateral Assignment
- B. Completion Agreement
- C. Declaration of Consent
- D. Notice of Special Assessments
- E. True-Up Agreement

On MOTION by Mr. Bonin and seconded by Mr. Cuarta, with all in favor, the Issuer’s Counsel Documents; Collateral Assignment Agreement, Completion Agreement, Declaration of Consent, Notice of Special Assessments and the True-Up Agreement, as listed, were approved.

NINTH ORDER OF BUSINESS

Consideration of Matters Pertaining to Acquisition of Phase 1 and 2 Improvements [Sugarloaf Ridge at Sugarloaf Mountain]

Ms. Mackie presented the following and requested approval of all in substantial form:

- A. Special Warranty Deed
- B. Letter from Lennar
- C. Bill of Sale (Lennar to CDD)
- D. Bill of Sale (CDD to City)

On MOTION by Mr. Bonin and seconded by Mr. Cuarta, with all in favor, the Special Warranty Deed, Letter from Lennar, Bill of Sale (Lennar to CDD) and Bill of Sale (CDD to City), for the Acquisition of Phase 1 and 2 Improvements of Sugarloaf Ridge at Sugarloaf Mountain, all in substantial form; and authorizing Staff to proceed with the requisition, subject to receiving all the documents pursuant to the terms of the Acquisition Agreement, were approved.

TENTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the Fiscal Year 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the Goals and Objectives Reporting Fiscal Year 2025 Performance Measures and Standards, were approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 1, 2 & 5]

Mr. Rom presented Resolution 2026-06. Vacant Seat 1 and Seats 2 and 5, currently held by Matthew Young and Rob Bonin, respectively, are up for Election at the November 2026 Landowners’ Election.

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, Resolution 2026-06, Designating November 3, 2026 at 1:00 p.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715, as the Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

Mr. Rom stated the Accounting Department is researching why the “Irrigation water” budget line item exceeds the budget. He will report the findings at the next meeting.

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

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the October 27, 2025 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

For the Boundary Amendment, Ms. Mackie will email what they have and what is missing.

B. District Engineer: Poulos & Bennett, LLC

There was no report.

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

- **NEXT MEETING DATE: February 23, 2026 at 11:00 AM**

- **QUORUM CHECK**

The February 23, 2026 meeting will likely be cancelled.

Mr. Rom stated the on-site Development Team and the Field Operations Team were engaged and will meet to obtain third-party proposals related to the turnover from Lennar. He was asked to make sure the Team reviews Floralawn Landscape Management’s proposal and project scope and ensure it matches the existing contract with Lennar. Ms. Mackie asked Mr. Rom to make sure to requisition the landscaping and hardscaping turnover from Lennar.

FIFTEENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

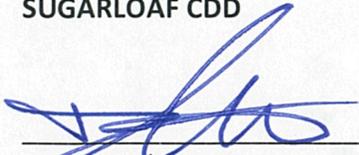
SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the meeting adjourned at 11:29 a.m.

SUGARLOAF CDD

January 26, 2026



Secretary/Assistant Secretary



Chair/Vice Chair