

**MINUTES OF MEETING  
SUGARLOAF COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sugarloaf Community Development District held a Regular Meeting on February 23, 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 (via telephone)	Assistant Secretary

**Also present:**

Daniel Rom	District Manager
Raymond Passaro	Wrathell, Hunt and Associates, LLC (WHA)
Tucker Mackie (via telephone)	District Counsel
Cailin Flowers (via telephone)	Atmos Living

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 11:21 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 2026-04, Electing and Removing Officers of the District and Providing for an Effective Date**

This Item was deferred.

**FIFTH ORDER OF BUSINESS**

**Discussion/Consideration of Duke Energy One, Inc. Lighting Services Agreement P-000142**

Mr. Rom presented Duke Energy One, Inc. Lighting Services Agreement P-000142. He and Mr. Cuarta discussed the roundabout areas covered in the Agreement, the history of the roundabout streetlights, spine road lights, and maintenance of the lights. Mr. Rom stated this Agreement would run with the Master.

Mr. Cuarta discussed areas for which Lennar might not benefit from the lights.

Ms. Mackie stated the CDD would have to determine what the benefit would be. It is not uncommon for a system of improvements to be extensive, such as there is lighting adjacent to one development or another along the way but still consider it a system of improvements within the Master. Given the considerable construction costs associated with this project, in addition to the maintenance, the Board would have to determine the benefit to the areas on which the assessments would be levied.

Discussion ensued regarding determining the benefit and who would benefit, allocating the benefit, the cost, how assessments would be levied on the properties, the public hearing

necessary to levy assessments, potential resistance, and the reasoning for lighting the entire right-of-way (ROW) versus just the roundabouts.

It was noted that Lennar is agreeable to paying for the lights for the portion that runs from the Del Webb south section to the first roundabout.

It was noted that the existing roundabouts with lighting do not have an agreement, so they will likely need to be encompassed into a maintenance agreement.

Ms. Mackie stated, if the Master Plan for Streetlighting can be obtained, the necessary hearings can be incorporated into the budget process. The monthly maintenance expense can be factored into the annual budget.

**SIXTH ORDER OF BUSINESS**

**Consideration of Disclosure of Public Finance**

Ms. Mackie presented the Disclosure of Public Finance, which is related to the Series 2026 bonds. It will be recorded in the public record.

**On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the Disclosure of Public Finance, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of FY2026 Amended Budget Funding Agreements**

Mr. Rom discussed the need for Fiscal Year 2026 Amended Budget Funding Agreements.

The Board authorized Staff to work with Mr. Cuarta to update the Budget Funding Agreement. The Agreement will be presented for ratification at the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Ratification of St. Johns River Water Management District Certification of Financial Capability for Perpetual Operations and Maintenance Entities and Confirmation Letter**

Mr. Rom presented the St. Johns River Water Management District Certification of Financial Capability for Perpetual Operations and Maintenance Entities and Confirmation Letter.

**On MOTION by Mr. Young and seconded by Mr. Cuarta, with all in favor, the St. Johns River Water Management District Certification of Financial Capability for Perpetual Operations and Maintenance Entities and Confirmation Letter, was ratified.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of January 31, 2026**

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 January 31, 2026, were accepted.**

**TENTH ORDER OF BUSINESS**

**Approval of January 26, 2026 Regular Meeting Minutes**

**On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the January 26, 2026 Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

**B. District Engineer: Pape-Dawson Consulting Engineers, LLC**

There were no District Counsel or District Engineer reports.

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

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**
- **NEXT MEETING DATE: March 23, 2026 at 11:00 AM**
  - **QUORUM CHECK**

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

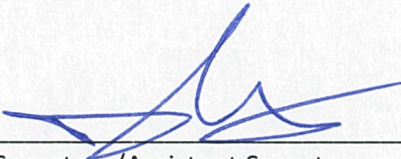
No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the meeting adjourned at 11:54 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary

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Chair/Vice Chair