

**Sugarloaf Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**  
<https://sugarloafcdd.net/>

May 11, 2026

Board of Supervisors  
Sugarloaf Community Development District

Dear Board Members:

The Board of Supervisors of the Sugarloaf Community Development District will hold a Regular Meeting on May 18, 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. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Appointment to Fill Unexpired Term of Seat 1; *Term Expires November 2026*
  - Administration of Oath of Office to Appointed Supervisor (*the following to be provided under separate cover*)
    - A. Required Ethics Training and Disclosure Filing
      - Sample Form 1 2025/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
4. Consideration of Resolution 2026-04, Electing and Removing Officers of the District and Providing for an Effective Date
5. Presentation of Supplemental Engineer's Report (Assessment Area Two)
6. Presentation of Second Supplemental Special Assessment Methodology Report
7. Consideration of Resolution 2026-07, Delegating to the Chairman of the Board of Supervisors of Sugarloaf Community Development District (The "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Sugarloaf Community Development District Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Two) (The "Series 2026 Bonds"), as a Single Series of Bonds Under the Master Trust Indenture in Order to Finance the

**ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Assessment Area Two Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2026 Bonds; Approving a Negotiated Sale of the Series 2026 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of Second Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2026 Bonds; Approving the Form of the Series 2026 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2026 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2026 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2026 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2026 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required in Connection with the Acquisition and Construction of the Assessment Area Two Project; and Providing an Effective Date

8. Consideration of Resolution 2026-08, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
9. Consideration of Resolution 2026-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
10. Consideration of Resolution 2026-10, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
  - A. Amended Rules of Procedure
11. Consideration of Floralawn, Inc. First Amendment to Landscape and Irrigation Maintenance Agreement (Lennar Pod)
12. Ratification Items
  - A. FY2026 Amended Budget Funding Agreements
  - B. Floralawn, Inc.
    - I. Landscape and Irrigation Maintenance Services Agreement (Lennar Pod)
    - II. First Amendment to Landscape and Irrigation Maintenance Agreement (Great Mountain Connector – Hancock Road)

13. Acceptance of Unaudited Financial Statements as of March 31, 2026

14. Approval of February 23, 2026 Regular Meeting Minutes

15. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Pape-Dawson Consulting Engineers, LLC*
- C. Field Operations Manager: *Atmos Living*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: June 22, 2026 at 11:00 AM

- QUORUM CHECK

SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MATTHEW YOUNG	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MATT CUARTA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JAMES DUNN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	PATRICK "ROB" BONIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

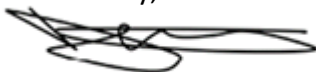
16. Board Members' Comments/Requests

17. Public Comments

18. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me or Raymond Passaro directly at (561) 571-0010.

Sincerely,



Daniel Rom  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 528 064 2804**