

**MINUTES OF MEETING
EA MCKINNON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the EA McKinnon Groves Community Development District held a Regular Meeting on March 13, 2025, immediately following the adjournment of the Langley South CDD Board Meeting, scheduled to commence at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715.

Present:

Susan Kane	Chair
Shane Willows	Vice Chair
Andrea Fidler	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Jere Earlywine (via telephone)	District Counsel
Nora Schuster	Taylor Morrison
Marybelle Fila	Taylor Morrison
Daniel LaRosa	Lennar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:50 a.m. The Oath of Office was administered to Ms. Andrea Fidler before the meeting. Supervisors Kane, Willows, Fidler and were present. Supervisor Stevenson and Supervisor-Elect Kalin were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisor, Andrea Fidler (Seat 4) (the following to be provided in a separate package)

This item was addressed during the First Order of Business.

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

**Acceptance of Resignation of Josh Kalin
[Seat 3]**

On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, the resignation of Mr. Josh Kalin from Seat 3, was accepted.

FIFTH ORDER OF BUSINESS

**Consider Appointment of Kevin LaRue to
Fill Unexpired Term of Seat 3; Term Expires
November 2026**

Mr. Kantarzhi stated that Mr. Kevin LaRue is not being considered for appointment to Seat 3. Ms. Kane nominated Ms. Nora Schuster to fill Seat 3. No other nominations were made.

On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, the appointment of Ms. Nora Schuster to fill Seat 3, was approved.

- **Administration of Oath of Office**

Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Nora Schuster.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-01,
Electing and Removing Officers of the
District, and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2025-01. Ms. Kane nominated the following slate:

Chair	Nora Schuster
Vice Chair	Susan Kane
Assistant Secretary	Garrett Stevenson
Assistant Secretary	Andrea Fidler
Assistant Secretary	Shane Willows

No other nominations were made. This Resolution removes the following from the Board.

Assistant Secretary

Josh Kalin

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

Secretary

Craig Wrathell

Assistant Secretary

Cindy Cerbone

Assistant Secretary

Andrew Kantarzhi

Treasurer

Craig Wrathell

Assistant Treasurer

Jeffrey Pinder

On MOTION by Ms. Kane and seconded by Mr. Willows, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District

On MOTION by Mr. Willows and seconded by Ms. Kane, with all in favor, Resolution 2025-02, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Amending Resolution 2024-22, To Reset the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date

- A. Rules of Procedure**
- B. Notices of Rule Development and Rulemaking**

Mr. Kantarzhi presented Resolution 2025-03. Mr. Earlywine discussed the purpose of the Rules of Procedure.

On MOTION by Mr. Willows and seconded by Ms. Fidler, with all in favor, Resolution 2025-03, Amending Resolution 2024-22, To Reset the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure to May 29, 2025 or June 12, 2025, depending on availability, at 10:30 a.m., at

the City of Minneola City Hall, 800 N US Hwy 2, Minneola, Florida 34715; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Amending Resolution 2024-25 to Resetting the Public Hearing Regarding Proposed Budgets for Fiscal Year 2023/2024 and Fiscal Year 2024/2025, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Ms. Kane and seconded by Ms. Fidler, Resolution 2025-04, Amending Resolution 2024-25 to Resetting the Public Hearing Regarding Proposed Budgets for Fiscal Year 2023/2024 and Fiscal Year 2024/2025 to May 29, 2025 or June 12, 2025, depending on availability, at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 2, Minneola, Florida 34715, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Dated.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05 Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting Public Hearing Thereon Pursuant to Florida Law; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-05. 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.

The following change was made to the proposed Fiscal Year 2026 budget:

Where necessary: Change "Esplanade at" to "EA"

Mr. Kantarzhi stated that EMMA software services will be added to the budget and the "Contingency" and "Insurance" line items will be increased slightly.

On MOTION by Ms. Schuster and seconded by Ms. Fidler, with all in favor, Resolution 2025-05, Approving the Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting Public Hearing Thereon Pursuant to Florida Law on May 29, 2025 or June 12, 2025, depending on availability, at 10:30 a.m., at the

City of Minneola City Hall, 800 N US Hwy 2, Minneola, Florida 34715; and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS**Consideration of Fiscal Year 2025/2026
Budget Funding Agreement**

Mr. Earlywine presented the Fiscal Year 2025/2026 Budget Funding Agreement.

On MOTION by Ms. Fidler and seconded by Ms. Schuster, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.

TWELFTH ORDER OF BUSINESS**Consideration of the Following Financing
Related Matters**

- A. Resolution 2025-06, Amending Resolution 2024-26 to Re-Set the Date, Time and Location of the Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Kantarzhi presented Resolution 2025-06.

On MOTION by Ms. Schuster and seconded by Mr. Willows, with all in favor, Resolution 2025-06, Amending Resolution 2024-26 to Re-Set the Date, Time and Location to May 29, 2025 or June 12, 2025, depending on availability, at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 2, Minneola, Florida 34715 for the Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

B. Presentation of Master Engineer's Report

Mr. Earlywine presented the Master Engineer's Report. He noted the following:

- The Report contemplated the Boundary Amendment that occurred.
- The acreage is now 323.46 acres, with 658 lots.
- The Report includes all the infrastructure contemplated, with the Capital Improvement Plan (CIP) costs totaling approximately \$42 million.

- The Report contains all the findings necessary for the CDD to proceed with assessments.
- The Report finds that the costs are reasonable and consistent with marketing conditions and that the project is feasible and able to be permitted and constructed.

On MOTION by Ms. Schuster and seconded by Ms. Fidler, with all in favor, the Master Engineer's Report, in substantial form and for purposes of the assessment process, was approved.

C. Presentation of Master Special Assessment Methodology Report

Mr. Kantarzhi presented the updated Master Special Assessment Methodology Report that was circulated earlier in the day. He noted the following:

- This Methodology Report corresponds with the Engineer's Report.
- The land within the CDD will consist of 323.46 acres.
- The CIP will consist of a stormwater management system, public roadways, water & reclaim, wastewater systems, undergrounding of conduit, perimeter hardscaping, landscape, irrigation, and conservation areas, along with professional services and contingency, which cumulatively are estimated by the District Engineer at \$42,080,630.
- The CDD will likely have to issue approximately \$57,895,000 in par amount of special assessment bonds to fund the estimated costs of \$42,080.630.
- The contemplated units consist of 190 villas, 249 single-family 50' units and 219 single-family 60' units, for a total of 658 units, to be developed over a multi-year period.

Mr. Kantarzhi reviewed the Tables reflecting the Development Plan, Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation, and Assessment Apportionment.

Mr. Earlywine stated that the Methodology Report contains the findings necessary to proceed with assessments, including that there is sufficient benefit from the projects to justify the assessments and that the assessments are fairly and reasonably allocated.

On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, the Master Special Assessment Methodology Report, in substantial form for purposes of the assessment process, was approved.

D. Resolution 2025-07, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the

Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Mr. Kantarzhi presented Resolution 2025-07 and read the title.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, Resolution 2025-07, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings on May 29, 2025 or June 12, 2025, depending on availability, at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 2, Minneola, Florida 34715; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

E. Trustee, Paying Agent and Registrar: US Bank

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the US Bank Agreement to serve as Trustee, Paing Agent and Registrar, was approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-08.

On MOTION by Ms. Schuster and seconded by Mr. Willows, Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

EA MCKINNON GROVES CDD
FOURTEENTH ORDER OF BUSINESS

March 13, 2025

**Consideration of Resolution 2025-09,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

This item was deferred.

FIFTEENTH ORDER OF BUSINESS

**Consideration of the Following Project
Related Matters**

Mr. Earlywine presented the following. The following change will be made:

Throughout both documents, where necessary: Change “Esplanade at” to “EA”

A. Acquisition Agreement

**On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the
Acquisition Agreement, in substantial form, was approved.**

B. Temporary Construction and Access Easement Agreement

**On MOTION by Ms. Schuster and seconded by Ms. Fidler, with all in favor, the
Temporary Construction and Access Easement Agreement, in substantial form,
was approved.**

SIXTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of January 31, 2025**

The following change will be made:

Throughout, where necessary: Change “Esplanade at” to “EA”

**On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the
Acceptance of Unaudited Financial Statements as of January 31, 2025, as
amended, were accepted.**

SEVENTEENTH ORDER OF BUSINESS

Approval of Minutes

A. August 22, 2024 Landowners’ Meeting

B. August 22, 2024 Organizational Meeting

The following change will be made to both:

Throughout, where necessary: Change “Esplanade at” to “EA”

On MOTION by Ms. Fidler and seconded by Ms. Kane, with all in favor, the August 22, 2024 Landowners' Meeting Minutes and the August 22, 2024 Organizational Meeting Minutes, both as amended, were approved.

EIGHTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Earlywine stated that the bond validation hearing will be on April 10, 2025 and he anticipates issuing bonds in late May or early June.

B. District Engineer (Interim): Atwell, LLC

There was no report.

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

- **NEXT MEETING DATE: April 10, 2025 at 10:30 AM**
 - **QUORUM CHECK**

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

There were no Board Members' comments or requests.

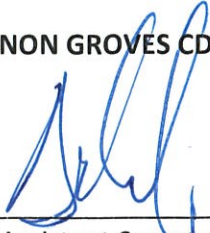
TWENTIETH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWENTY-FIRST ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the meeting adjourned at 11:23 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary


Chair/Vice Chair