

**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 April 10, 2025 at 10:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715.

Present:

Susan Kane
Shane Willows
Andrea Fidler
Nora Schuster

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Jere Earlywine (via telephone)
Cynthia Wilhelm via telephone)

District Manager
District Counsel
Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 10:30 a.m.

Supervisors Kane, Willows, Fidler and Schuster were present. Supervisor Stevenson was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of First Supplemental
Engineer's Report**

Mr. Earlywine presented the First Supplemental Engineer's Report dated March 2025. This Report deals with Assessment Area One. It relies on the descriptions of the Master Report in terms of what constitutes the project. The cost estimate for the overall improvement plan is

\$33,106,902 million. The Report includes all the findings one would expect the Engineer to rely on, including that the project is feasible, the permits are reasonably expected to be obtained and the cost estimate is reasonable and benefits the area within Assessment Area One.

A Board Member noted that Exhibits A and B to the Report are not included. Mr. Earlywine stated the exhibits are not included because they are still being finalized.

On MOTION by Ms. Schuster and seconded by Ms. Fidler, with all in favor, the First Supplemental Engineer's Report, in substantial form, was approved.

FOURTH ORDER OF BUSINESS

Presentation of First Supplemental Special Assessment Methodology Report

Mr. Kantarzhi presented the First Supplemental Special Assessment Methodology Report dated April 10, 2025, which corresponds with the First Supplemental Engineer's Report. He reviewed the Development Plan, Capital Improvement Plan (CIP), Financing Program and the Appendix Tables.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the First Supplemental Special Assessment Methodology Report, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Delegating to the Chairman of the Board of Supervisors of EA McKinnon Groves Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of EA McKinnon Groves Community Development District Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One), as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2025 Bonds") in Order to Finance the Assessment Area One 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 2025 Bonds; Approving a Negotiated Sale of the Series 2025 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First 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 2025 Bonds; Approving the Form of the Series 2025 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2025 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 2025 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 2025 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 One Project; and Providing an Effective Date

Ms. Wilhelm presented Resolution 20255-10, known as the “Delegated Award Resolution”, which accomplishes the following:

- Authorizes the Chair to enter into the Bond Purchase Contract so long as the terms of are within the parameters outlined in Schedule I.
- Approves, in substantial form, certain documents needed to market, price and sell the bonds, including the Master and Supplemental Trust Indentures, Bond Purchase Contract, Preliminary Limited Offering Memorandum and Continuing Disclosure Agreement.

Ms. Wilhelm reviewed the Schedule I Parameters.

On MOTION by Ms. Kane and seconded by Mr. Willows, with all in favor, Resolution 2025-10, Delegating to the Chairman of the Board of Supervisors of EA McKinnon Groves Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of EA McKinnon Groves Community Development District Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One), as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2025 Bonds") in Order to Finance the Assessment Area One 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 2025 Bonds; Approving a Negotiated Sale of the Series 2025 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First 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 2025 Bonds; Approving the Form of the Series 2025 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2025 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 2025 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 2025 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 One Project; and Providing an Effective Date, in substantial form, was adopted.

Mr. Earlywine discussed the Acquisition of Improvements and Work Product. He asked for a motion to authorize Staff to effectuate the acquisition of a work product and improvements that are a part of the 2025 Assessment Area One project.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the authorizing Staff to prepare the necessary documents, etc., and effectuate the acquisition of improvements and work product related to the 2025 Assessment Area One Project, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Issuer's Counsel Documents

- A. Collateral Assignment Agreement**
- B. Completion Agreement**
- C. Declaration of Consent**
- D. Disclosure of Public Finance**
- E. Notice of Special Assessments**
- F. True-Up Agreement**

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Issuer's Counsel Documents; namely the Collateral Assignment Agreement, Completion Agreement, the Declaration of Consent, the Disclosure of Public Finance, Notice of Special Assessments and the True-Up Agreement, all in substantial form, were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Electing Andrew Kantarzhi as Assistant Secretary of the District, and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-12.

On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, Resolution 2025-12, Electing Andrew Kantarzhi as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

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

This item was deferred.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

On MOTION by Ms. Fidler and seconded by Ms. Kane, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of March 13, 2025 Regular Meeting Minutes

On MOTION by Ms. Kane and seconded by Mr. Willows, with all in favor, the March 13, 2025 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated the bonds could be issued by late May.

B. District Engineer (Interim): Atwell, LLC

There was no report.

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

- **NEXT MEETING DATE: May 29, 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

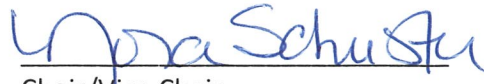
Adjournment

<p>On MOTION by Ms. Schuster and seconded by Mr. Willows, with all in favor, the meeting adjourned at 10:44 a.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair