MINUTES OF MEETING
LIGHTHOUSE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lighthouse Community Development District held an Organizational Meeting on August 13, 2025, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 11:30 a.m., at Chiumento Law, 145 City Place, Suite 301 Palm Coast, Florida 32174.

Present:

Charles Paterson	Chair
Joseph Mosley	Vice Chair
Danny Garrick	Assistant Secretary
David Colgan	Assistant Secretary

Also present:

Pfil Hunt	District Manager
Kristen Thomas (via telephone)	Wrathell, Hunt and Associates, LLC
Daniel Rom (via telephone)	Wrathell, Hunt and Associates, LLC
Michael Chiumento III	District Counsel
Alex Goetz	Interim District Engineer
Brett Sealy (via telephone)	MBS Capital Markets, LLC
Ken Artin (via telephone)	Bryant Miller Olive, P.A.
Richard Hickson (via telephone)	Supervisor-Elect

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Hunt called the meeting to order at 11:46 a.m. The Oath of Office was administered to Supervisors-Elect Paterson, Mosley, Garrick and Colgan before the meeting. The Oath of Office will be administered to Supervisor-Elect Hickson before or at the next meeting.

Supervisors Paterson, Mosley, Garrick and Colgan were present. Supervisor-Elect Hickson attended via telephone; he will participate as a member of the public since the Oath of Office was not administered.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)**

This item was discussed during the First Order of Business.

The following items will be provided and explained following the meeting:

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

Mr. Hunt presented Resolution 2025-01. Mr. Garrick nominated the following slate:

Charles Paterson	Chair
Joseph Mosley	Vice Chair
Craig Wrathell	Secretary
Danny Garrick	Assistant Secretary
David Colgan	Assistant Secretary
Kristen Thomas	Assistant Secretary
Daniel Rom	Assistant Secretary
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

Ms. Thomas noted that Mr. Hickson will not be appointed to the slate today, since he was not sworn in. He will be added once the Oath of Office is administered to him.

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

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Colgan and seconded by Mr. Paterson, with all in favor, Resolution 2025-02, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Hunt presented Resolution 2025-03. The following results of the Landowners' Election will be inserted into Sections 1 and 2 of Resolution 2025-03:

Seat 1	Charles Paterson	63 Votes	4-year Term
Seat 2	Joseph Mosley	63 Votes	4-year Term
Seat 3	Danny Garrick	62 Votes	2-year Term
Seat 4	Richard Hickson	62 Votes	2-year Term
Seat 5	David Colgan	62 Votes	2-year Term

On MOTION by Mr. Colgan and seconded by Mr. Mosley, with all in favor, Resolution 2025-03, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SEVENTH ORDER OF BUSINESS **Consideration of the Following Organizational Items:**

A. Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

On MOTION by Mr. Colgan and seconded by Mr. Garrick, with all in favor, Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2025-05, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Chiumento Law**

On MOTION by Mr. Colgan and seconded by Mr. Paterson, with all in favor, Resolution 2025-05, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2025-06, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date

On MOTION by Mr. Garrick and seconded by Mr. Colgan, with all in favor, Resolution 2025-06, Designating Craig Wrathell as the Registered Agent and Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431 as the Registered Office of the District and Providing for an Effective Date, was adopted.

D. Resolution 2025-07, Appointing an Interim District Engineer for the Lighthouse Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim District Engineering Agreement: KPM Franklin**

On MOTION by Mr. Paterson and seconded by Mr. Colgan, with all in favor, Resolution 2025-07, Appointing an Interim District Engineer for the Lighthouse Community Development District, Authorizing Its Compensation and Providing

for an Effective Date, was adopted, and the Interim District Engineering Agreement, was approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

On MOTION by Mr. Garrick and seconded by Mr. Mosley, with all in favor, the RFQ for Engineering Services and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

On MOTION by Mr. Colgan and seconded by Mr. Paterson, with all in favor, acceptance of Board Member compensation, was approved.

G. Resolution 2025-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

On MOTION by Mr. Mosley and seconded by Mr. Garrick, with all in favor, Resolution 2025-08, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and a venue located within Flager County, Florida as the Principal Headquarters of the District and Providing an Effective Date, was adopted.

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

On MOTION by Mr. Paterson and seconded by Mr. Colgan, with all in favor, Resolution 2025-09, Designating Chiumento Law, 145 City Place, Suite 301 Palm Coast, Florida 32174 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

I. Resolution 2025-10, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

On MOTION by Mr. Paterson and seconded by Mr. Garrick, with all in favor, Resolution 2025-10, Setting Forth the Policy of the District Board of Supervisors

with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

J. Resolution 2025-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

On MOTION by Mr. Colgan and seconded by Mr. Mosley, with all in favor, Resolution 2025-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

K. Resolution 2025-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and an Effective Date

On MOTION by Mr. Garrick and seconded by Mr. Paterson, with all in favor, Resolution 2025-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and an Effective Date, was adopted.

L. Resolution 2025-13, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Garrick and seconded by Mr. Colgan, with all in favor, Resolution 2025-13, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

M. Resolution 2025-14, Authorizing the Chairperson and Vice Chairperson to Take the Necessary Actions to Award Certain Contracts, Agreements and Other Documents; and Providing an Effective Date

On MOTION by Mr. Mosley and seconded by Mr. Garrick, with all in favor, Resolution 2025-14, Authorizing the Chairperson and Vice Chairperson to Take the Necessary Actions to Award Certain Contracts, Agreements and Other Documents; and Providing an Effective Date, was adopted.

N. Resolution 2025-15, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Lighthouse Community Development District

On MOTION by Mr. Paterson and seconded by Mr. Mosley, with all in favor, Resolution 2025-15, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the Lighthouse Community Development District, was adopted.

O. Authorization of Request for Proposals (RFP) for Annual Audit Services

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Mosley and seconded by Mr. Colgan, with all in favor, authorizing the RFP for Annual Audit Services and for Staff to advertise and designating the Board of Supervisors as the Audit Committee, were approved.

P. Strange Zone, Inc., Quotation #M25-030 for District Website Design, Maintenance and Domain Web-Site Design Agreement

On MOTION by Mr. Mosley and seconded by Mr. Paterson, with all in favor, Strange Zone, Inc., Quotation #M25-030 for District Website Design, Maintenance and Domain Web-Site Design Agreement, was approved.

Q. Resolution 2025-16, Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

On MOTION by Mr. Colgan and seconded by Mr. Garrick, with all in favor, Resolution 2025-16, Designate the Date, Time and Place of November 5, 2025 at 11:30 a.m., at Chiumento Law, 145 City Place, Suite 301 Palm Coast, Florida 32174 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

R. Resolution 2025-17, 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

With the exception of the November meeting, which will be held on Wednesday, November 5, 2025, all other meetings will be scheduled for the first Thursday of each month at 11:30 a.m., at Chiumento Law, 145 City Place, Suite 301 Palm Coast, Florida 32174. The exact dates will be inserted into the Fiscal Year 2026 Meeting Schedule. A full year meeting schedule will be prepared and advertised but meetings will only be held when necessary.

On MOTION by Mr. Garrick and seconded by Mr. Mosley, with all in favor, Resolution 2025-17, 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.

S. Resolution 2025-18, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Thomas discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid.

On MOTION by Mr. Garrick and seconded by Mr. Mosley, with all in favor, Resolution 2025-18, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

T. Resolution 2025-19, Authorizing an Individual Designated by the Board of Supervisors, to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements As Provided in the District's Adopted Improvement Plan; Providing for the Approval of

a Work Authorization; Providing for Procedural Requirements for The Purchase Of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Paterson and seconded by Mr. Mosley, with all in favor, Resolution 2025-19, Authorizing an Individual Designated by the Board of Supervisors, to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements As Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for The Purchase Of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

U. Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Thomas presented the Memorandum explaining the requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2026. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Mosley and seconded by Mr. Garrick, with all in favor, the Goals and Objectives and the Performance Measures and Standards & Annual Reporting Form, were approved.

V. Consideration of E-Verify Memorandum

This is related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Paterson and seconded by Mr. Mosley, with all in favor, acknowledging the E-Verify requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BANKING ITEMS

EIGHTH ORDER OF BUSINESS **Consideration of the Following Banking Items:**

A. Resolution 2025-20, Designating a Public Depository for Funds of the District and Providing an Effective Date

On MOTION by Mr. Garrick and seconded by Mr. Mosley, with all in favor, Resolution 2025-20, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2025-21, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; And Providing an Effective Date

On MOTION by Mr. Paterson and seconded by Mr. Colgan, with all in favor, Resolution 2025-21, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; And Providing an Effective Date, was adopted.

C. Resolution 2025-22, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

On MOTION by Mr. Paterson and seconded by Mr. Colgan, with all in favor, Resolution 2025-22, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

BUDGETARY ITEMS

NINTH ORDER OF BUSINESS **Consideration of the Following Budgetary Items:**

A. Resolution 2025-23, Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and Providing for an Effective Date

Mr. Hunt presented Resolution 2025-23 and the proposed Fiscal Year 2025 budget. Ms. Thomas stated that this is a Developer-contribution budget, with expenses funded as they are incurred. Mr. Rom discussed the initial expenses and stated that funding requests will be submitted to the Developer, as necessary.

On MOTION by Mr. Paterson and seconded by Mr. Garrick, with all in favor, Resolution 2025-23, Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for November 5, 2025 at 11:30 a.m., at Chiumento Law, 145 City Place, Suite 301 Palm Coast, Florida 32174; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2024/2025 Budget Funding Agreement

On MOTION by Mr. Mosley and seconded by Mr. Colgan, with all in favor, the Fiscal Year 2024/2025 Budget Funding Agreement, was approved.

C. Resolution 2025-24, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and Providing for an Effective Date

Mr. Hunt presented Resolution 2025-24. Ms. Thomas 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. This is a Developer-contribution budget, with expenses funded as they are incurred.

On MOTION by Mr. Mosley and seconded by Mr. Paterson, with all in favor, Resolution 2025-24, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for November 5, 2025 at 11:30 a.m., at Chiumento Law, 145 City Place, Suite 301 Palm Coast,

Florida 32174; Addressing Severability; and Providing for an Effective Date, was adopted.

D. Fiscal Year 2025/2026 Budget Funding Agreement

On MOTION by Mr. Paterson and seconded by Mr. Mosley, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.

E. Resolution 2025-25, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

On MOTION by Mr. Garrick and seconded by Mr. Mosley, with all in favor, Resolution 2025-25, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

F. Resolution 2025-26, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Ms. Thomas stated that the monetary threshold specified in Resolution 2025-26 is $5,000.

On MOTION by Mr. Colgan and seconded by Mr. Garrick, with all in favor, Resolution 2025-26, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

G. Resolution 2025-27, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

On MOTION by Mr. Paterson and seconded by Mr. Mosley, with all in favor, Resolution 2025-27, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

H. Resolution 2025-28, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Garrick and seconded by Mr. Mosley, with all in favor, Resolution 2025-28, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

I. Resolution 2025-29, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

On MOTION by Mr. Mosley and seconded by Mr. Colgan, with all in favor, Resolution 2025-29, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

BOND FINANCING ITEMS

TENTH ORDER OF BUSINESS **Consideration of the Following Bond Financing Related Items:**

A. Bond Financing Team Funding Agreement

On MOTION by Mr. Paterson and seconded by Mr. Mosley, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

I. Resolution 2025-30, Appointing an Investment Banker in Contemplation of the Issuance of Lighthouse Community Development District Special Assessment Revenue Bonds [MBS Capital Markets, LLC]

Mr. Sealy stated that this Agreement is contingent upon bonds closing. He discussed MBS Capital Markets’ experience.

On MOTION by Mr. Garrick and seconded by Mr. Colgan, with all in favor, Resolution 2025-30, Appointing MBS Capital Markets, LLC as Investment Banker in Contemplation of the Issuance of Lighthouse Community Development District Special Assessment Revenue Bonds, was adopted.

II. Resolution 2025-31, Appointing Bond Counsel in Contemplation of the Issuance of Lighthouse Community Development District Bonds [Bryant Miller Olive, P.A.]

Mr. Artin stated that the fee is paid when the bonds close; however, if the Board stops the process the firm would be paid for the work performed at an hourly rate.

On MOTION by Mr. Paterson and seconded by Mr. Mosley, with all in favor, Resolution 2025-31, Appointing Bryant Miller Olive, P.A. as Bond Counsel in Contemplation of the Issuance of Lighthouse Community Development District Bonds, was adopted.

III. Resolution 2025-32, Appointing Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Lighthouse Community Development District Bonds [U.S. Bank, N.A.]

On MOTION by Mr. Paterson and seconded by Mr. Colgan, with all in favor, Resolution 2025-32, Appointing U.S. Bank, N.A. as Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Lighthouse Community Development District Bonds, was adopted.

C. Resolution 2025-33, Designating a Date, Time, and Location of a 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; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date

Mr. Hunt presented Resolution 2025-33. This Resolution enables placement of the assessments on the tax bill utilizing the services of the Property Appraiser and Tax Collector.

On MOTION by Mr. Colgan and seconded by Mr. Garrick, with all in favor, Resolution 2025-33, Designating November 5, 2025 at 11:30 a.m., at Chiumento Law, 145 City Place, Suite 301 Palm Coast, Florida 32174 as the

Date, Time, and Location of a 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; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Goetz presented the Master Engineer's Report and noted the following:

- The name of the CDD is incorrect throughout the Report; it will be changed from "Lighthouse Harbor" to "Lighthouse" throughout.
- "Mariana" will be corrected to "Marina" throughout the Report.

There were no questions.

On MOTION by Mr. Garrick and seconded by Mr. Mosley, with all in favor, the Master Engineer's Report, as amended, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Hunt presented the Master Special Assessment Methodology Report.

There were no questions.

On MOTION by Mr. Paterson and seconded by Mr. Colgan, with all in favor, the Master Special Assessment Methodology Report, was approved.

F. Resolution 2025-34, 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. Hunt presented Resolution 2025-34.

On MOTION by Mr. Mosley and seconded by Mr. Paterson, with all in favor, Resolution 2025-34, 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 for November 5, 2025 at 11:30 a.m., at Chiumento Law, 145 City Place, Suite 301 Palm Coast, Florida 32174; Providing for Publication of This Resolution; And Addressing Conflicts, Severability and an Effective Date, was adopted.**

G. Resolution 2025-35, Authorizing the Issuance of Not Exceeding $36,410,000 Aggregate Principal Amount of the Lighthouse Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving And Appointing a Trustee; Authorizing The Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date

Mr. Hunt presented Resolution 2025-35.

Mr. Chiumento discussed the bond validation process. The amount specified in the Reports and Resolutions reflect what is believed to be the maximum amount of costs the CDD will incur for infrastructure and assumes the CDD will levy the maximum and finance the maximum amount of improvements. If the amount increases, the CDD must go through this process again.

Mr. Chiumento explained that everything constructed and financed with bond funds will be open to the public, as it is public infrastructure. Private infrastructure cannot be financed with bond funds.

Mr. Chimento explained that Operation and Maintenance (O&M) assessments are separate from the bond-related Debt Service assessments.

Discussion ensued regarding how bonds are structured.

> **On MOTION by Mr. Mosley and seconded by Mr. Paterson, with all in favor, Resolution 2025-35, Authorizing the Issuance of Not Exceeding $36,410,000 Aggregate Principal Amount of the Lighthouse Community Development District Bonds in One or More Series, for the Purpose of Financing the**

Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving And Appointing a Trustee; Authorizing The Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Chiumento Law

Mr. Chiumento stated that the next step is to file for bond validation with the court; he hopes to file it within about ten days. Once the bond validation hearing is held and the bonds are validated, bond issuance can be finalized. He hopes to be ready in December 2025.

B. District Engineer (Interim): KPM Franklin

Mr. Goetz stated that the marina is under construction and the seawalls are being installed. Plans for Phase 1 are underway.

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

The next meeting will be held on November 5, 2025 at 11:30 a.m., at this location.

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. Colgan and seconded by Mr. Paterson, with all in favor, the meeting adjourned at 1:07 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

LIGHTHOUSE CDD **August 13, 2025**

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Secretary/Assistant Secretary

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Chair/Vice Chair