

**MINUTES OF MEETING  
LIGHTHOUSE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lighthouse Community Development District held Public Hearings, a Regular Meeting and an Audit Committee Meeting on November 5, 2025 at 11:30 a.m., at Chiumento Law, 145 City Place, Suite 301, Palm Coast, Florida 32174.

**Present:**

Charles Paterson (via telephone)	Chair
Joseph Mosley	Vice Chair
Danny Garrick	Assistant Secretary
David Colgan	Assistant Secretary
Richard Hickson	Assistant Secretary

**Also present:**

Daniel Rom	District Manager
Raymond Passaro	Wrathell, Hunt and Associates, LLC
Michael Chiumento III	District Counsel
Alex Goetz	Interim District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 11:34 a.m. The Oath of Office was administered to Supervisor-Elect Hickson before the meeting. Supervisors Mosley, Garrick, Hickson and Colgan were present. Supervisor Paterson attended via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability;**

Providing for Conflict and Providing for an Effective Date

**A. Affidavit/Proof of Publication**

This item was included for informational purposes.

**B. Consideration of Resolution 2026-01, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Lighthouse Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Rom presented Resolution 2026-01.

**On MOTION by Mr. Mosley and seconded by Mr. Garrick, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public were present or spoke.

**On MOTION by Mr. Mosley and seconded by Mr. Garrick, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Colgan and seconded by Mr. Mosley, with all in favor, Resolution 2026-01, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Lighthouse Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

**A. Affidavit/Proof of Publication**

**B. Mailed Notice to Property Owner(s)**

These items were included for informational purposes.

Mr. Rom indicated that there is currently only one Landowner.

**C. Master Engineer’s Report (for informational purposes)**

Mr. Rom stated that the Master Engineer’s Report was presented in detail at the last meeting and there were no changes since it was presented.

**D. Master Special Assessment Methodology Report (for informational purposes)**

Mr. Rom presented the Master Special Assessment Methodology Report dated August 13, 2025. The Methodology was prepared by District Management. It was presented and approved at the last meeting. There were no changes since the Methodology was presented.

In response to the question of how many Methodology Reports District Management has prepared, Mr. Rom stated probably at least 100 or more.

Mr. Rom and Mr. Chiumento discussed and explained the different functions and tasks of the District Engineer, District Management, District Counsel, Bond Counsel, Bond Underwriter, Trustee, and others in relation to developing the Capital Improvement Plan (CIP) and the bond issuance process.

**On MOTION by Mr. Colgan and seconded by Mr. Garrick, with all in favor, the Public Hearing was opened.**

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

**On MOTION by Mr. Garrick and seconded by Mr. Mosley, with all in favor, the Public Hearing was closed.**

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, found the special assessments reasonable, proper and just to the specially benefited properties in the assessment areas and made no changes to the assessments.

**E. Consideration of Resolution 2026-02, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal**

**Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date**

Mr. Rom presented Resolution 2026-02.

**On MOTION by Mr. Mosley and seconded by Mr. Colgan, with all in favor, Resolution 2026-02, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

**A. Affidavit of Publication**

This item was included for informational purposes.

**B. Resolution 2026-03, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom presented Resolution 2026-03 and the proposed Fiscal Year 2025 budget. This is a Developer-contribution budget, with expenses funded as they are incurred.

**On MOTION by Mr. Mosley and seconded by Mr. Garrick, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public were present or spoke.

**On MOTION by Mr. Garrick and seconded by Mr. Colgan, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Garrick and seconded by Mr. Colgan, with all in favor, Resolution 2026-03, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**A. Affidavit of Publication**

This item was included for informational purposes.

**B. Resolution 2026-04, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom presented Resolution 2026-04. 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. This is a Developer-contribution budget, with expenses funded as they are incurred. He noted that some line item expenses will not be realized until bonds are issued and District Management will charge a reduced monthly management fee until bonds are issued.

Discussion ensued regarding when bonds might be issued.

Mr. Chiumento explained the process for reimbursing the Developer for eligible construction expenses from the bond proceeds if the Developer constructs infrastructure prior to bond issuance.

**On MOTION by Mr. Mosley and seconded by Mr. Garrick, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public were present or spoke.

**On MOTION by Mr. Garrick and seconded by Mr. Hickson, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Colgan and seconded by Mr. Mosley, with all in favor, Resolution 2026-04, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-05, Amending Resolution 2025-16, to Re-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

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

This item was deferred.

EIGHTH ORDER OF BUSINESS

Recess Regular Meeting/Commencement  
of Audit Selection Committee Meeting

On MOTION by Mr. Mosley and seconded by Mr. Garrick, with all in favor, the Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

NINTH ORDER OF BUSINESS

Review of Responses to Request for  
Proposals (RFP) for Annual Audit Services

- A. Affidavit of Publication
- B. RFP Package
- C. Respondent(s)

Mr. Rom discussed the qualifications and pricing for each of the respondents.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: \$2,825 for the year ended September 30, 2025, \$3,700 for Fiscal Year 2026 and \$3,875 for Fiscal Year 2028, plus an additional \$1,400 with bond issuance.

II. DiBartolomeo, McBee, Hartley & Barnes, P.A.

Bid: \$2,950 for Fiscal Year 2025, \$3,150 for Fiscal Year 2026, \$3,300 for Fiscal Year 2027, \$3,450 for Fiscal Year 2028 and \$3,600 for Fiscal Year 2029, plus an additional \$1,250 with bond issuance.

III. Grau & Associates

Bid: \$2,800 for Fiscal Year 2025, \$2,900 for Fiscal Year 2026 and \$3,000 for Fiscal Year 2027, plus an additional \$1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

Mr. Rom presented his Auditor Evaluation Matrix scores and ranking. The Audit Selection Committee agreed with Mr. Rom’s scores and ranking, as follows:

#1	Grau & Associates	98 Points
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**LIGHTHOUSE CDD**

**November 5, 2025**

- #2 DiBartolomeo, McBee, Hartley & Barnes, P.A. 93 Points
- #3 Berger, Toombs, Elam, Gaines & Frank 68 Points

**TENTH ORDER OF BUSINESS**

**Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

**On MOTION by Mr. Garrick and seconded by Mr. Hickson, with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.**

**ELEVENTH ORDER OF BUSINESS**

**Consider Recommendation of Audit Selection Committee**

- **Award of Contract**

**On MOTION by Mr. Mosley and seconded by Mr. Paterson, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation to rank Grau & Associates, as the #1 ranked respondent to the RFP for Annual Audit Services as the Board’s own, and awarding the Annual Audit Services Contract to Grau & Associates, was approved.**

**TWELFTH ORDER OF BUSINESS**

**Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

- A. Affidavit of Publication**
- B. RFQ Package**
- C. Respondent(s)**

Mr. Rom discussed the responses received from the respondents.

- I. Alliant Engineering, Inc.**
- II. KPM Franklin**

- D. Competitive Selection Criteria/Ranking**

Mr. Rom presented his Competitive Selection Criteria scores and ranking. The Board agreed with Mr. Rom’s scores and ranking, as follows:

- #1 KPM Franklin 95 Points
- #2 Alliant Engineering, Inc. 90 Points

- E. Award of Contract**

**On MOTION by Mr. Mosley and seconded by Mr. Colgan, with all in favor, ranking KPM Franklin, as the #1 ranked respondent to the RFQ for Engineering Services, and awarding the Engineering Services Contract to KPM Franklin, was approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-06, Electing and Removing Officers of the District and Providing for an Effective Date [Richard Hickson]**

Mr. Rom presented Resolution 2026-06. Mr. Garrick nominated the following slate:

- |                  |                     |
|------------------|---------------------|
| Charles Paterson | Chair               |
| Joseph Mosley    | Vice Chair          |
| Danny Garrick    | Assistant Secretary |
| David Colgan     | Assistant Secretary |
| Richard Hickson  | Assistant Secretary |
| Raymond Passaro  | Assistant Secretary |

No other nominations were made.

This Resolution removes the following from the Board:

- |                |                     |
|----------------|---------------------|
| Kristen Thomas | Assistant Secretary |
|----------------|---------------------|

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

- |                |                     |
|----------------|---------------------|
| Craig Wrathell | Secretary           |
| Daniel Rom     | Assistant Secretary |
| Craig Wrathell | Treasurer           |
| Jeffrey Pinder | Assistant Treasurer |

**On MOTION by Mr. Garrick and seconded by Mr. Hickson, with all in favor, Resolution 2026-06, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of September 30, 2025**

**On MOTION by Mr. Garrick and seconded by Mr. Mosley, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.**

**FIFTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

- A. August 13, 2025 Landowners’ Meeting
- B. August 13, 2025 Organizational Meeting

**On MOTION by Mr. Paterson and seconded by Mr. Colgan, with all in favor, the August 13, 2025 Landowners’ Meeting Minutes and the August 13, 2025 Organizational Meeting Minutes, both as presented, were approved.**

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. **District Counsel: Chiumento Law**

Mr. Chiumento stated the bond validation hearing will be in December. Once the bond validation hearing is held and the bonds are validated, the bond issuance process can proceed.

- B. **District Engineer (Interim): KPM Franklin**

There was no report.

Going forward, “Interim” will be removed from the District Engineer item.

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

- **NEXT MEETING DATE: December 4, 2025 at 10:30 AM**
  - **QUORUM CHECK**

The December 4, 2025 and January 1, 2026 meetings will be canceled.

**SEVENTEENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

Discussion ensued regarding bond documents, who prepares the various documents and providing them well in advance of the next meeting, if possible.

Mr. Rom noted that many entities are involved in the bond issuance process and preparation of documents and documents are often not available as early as one might like.

**EIGHTEENTH ORDER OF BUSINESS**

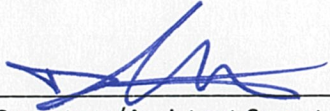
**Public Comments**

No members of the public spoke.

**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Mosley and seconded by Mr. Hickson, with all in favor, the meeting adjourned at 12:20 p.m.**



Secretary/Assistant Secretary



Chair/Vice Chair