

Lighthouse 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://lighthousecdd.net/>

July 30, 2026

Board of Supervisors
Lighthouse Community Development District

Dear Board Members:

The Board of Supervisors of the Lighthouse Community Development District will hold Public Hearings and a Regular Meeting on August 6, 2026 at 11:30 a.m., at Chiumento Law, 145 City Place, Suite 301 Palm Coast, Florida 32174. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Revised Engineer's Report
4. Presentation of First Supplemental Special Assessment Methodology Report
5. Consideration of Resolution 2026-10, Authorizing the Issuance of Not to Exceed \$13,000,000 Aggregate Principal Amount of Lighthouse Community Development District Special Assessment Revenue Bond, in One or More Series (the "Series 2026 Bonds"); Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2026 Bonds; Appointing an Underwriter; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Agreement with Respect to the Series 2026 Bonds and Awarding the Series 2026 Bonds to the Underwriter Named Therein Pursuant to the Parameters Set Forth in this Resolution; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum and its Use By the Underwriter in Connection with the Offering for Sale of the Series 2026 Bonds and Approving the Execution and Delivery of a Final Limited Offering Memorandum; Authorizing the Execution and Delivery of a Continuing Disclosure Agreement and the Appointment of a Dissemination Agent; Providing for the Application of Series 2026 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Series 2026 Bonds; Appointing a Trustee, Bond Registrar and Paying Agent; Providing for the Registration of the Series 2026 Bonds Pursuant to the DTC Book-Entry System; Determining Certain Details with Respect to the Series 2026 Bonds; and Providing an Effective Date

ATTENDEES:

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

6. Consideration of Resolution 2026-11, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2026; Making Certain Additional Findings and Adopting and Confirming an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2026 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability, and an Effective Date
7. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-12, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
8. Consideration of Fiscal Year 2026/2027 Budget Funding Agreement
9. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2026-13, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
10. Acceptance of Unaudited Financial Statement as of June 30, 2026
11. Approval of June 4, 2026 Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Chiumento Law*
 - B. District Engineer: *KPM Franklin*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - UPCOMING MEETINGS
 - September 3, 2026 at 11:30 AM
 - October 1, 2026 at 11:30 AM

○ QUORUM CHECK

SEAT 1	CHARLES PATERSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JOSEPH MOSLEY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	DANNY GARRICK	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	RICHARD HICKSON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	DAVID THOMAS COLGAN	☐ IN PERSON	☐ PHONE	☐ NO

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

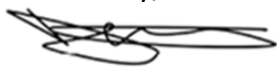
13. Board Members' Comments/Requests

14. Public Comments

15. 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