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# MINUTES OF MEETING
# BANNON LAKES
# COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bannon Lakes Community Development District was held on Tuesday, **October 20, 2026**, at 6:00 p.m. at the Bannon Lakes Amenity Center, 435 Bannon Lakes Boulevard, St. Augustine, Florida 32095.

Present and constituting a quorum were:

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| Michael Sheldon | Chairman |
| Kim Crenier | Vice Chairperson |
| Sandi Gehring | Assistant Secretary |
| Thomas Cooper *by phone* | Assistant Secretary |
| John Ter Louw | Assistant Secretary |

Also present were:

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| Matt Biagetti | District Manager, GMS |
| Wes Haber *by phone* | District Counsel, Kutak Rock |
| Pong Lanh *by phone* | District Engineer |
| Emily Wright | Amenity Manager, RMS |
| Jeff Johnson | Operations Manager, RMS |
| Allen Flannery | The Greenery |

**FIRST ORDER OF BUSINESS** **Roll Call**

Mr. Biagetti called the meeting to order at 6:00 p.m. Four Supervisors were in attendance in person constituting a quorum.

**SECOND ORDER OF BUSINESS** **Audience Comments**

Mr. Biagetti opened the floor for audience comments and reminded residents to state their names and addresses for the record and limit their comments to three minutes.

Docusign Envelope ID: FBBFF5D1-491C-8341-81A5-A05284245C1E



Resident, Sandra Lovett, reported a possible irrigation lateral line break near South Shore on the pond side of the wide sidewalk. She stated that water had been regularly accumulating on the sidewalk for several months and requested that the issue be investigated.

Resident, Mike Sullivan, addressed the ongoing discussion regarding trimming and removal of cypress trees located on CDD property near homes in the Bridge Bay area. He explained that approximately one year earlier, homeowners had approached the District regarding tree branches and roots affecting their properties. At that time, he understood that homeowners were responsible for the cost of trimming. He questioned whether homeowners who previously paid for trimming would receive any reimbursement if the District proceeded with spending approximately $10,000 to remove the trees. Staff advised that the matter would be addressed during the cypress tree discussion later in the meeting.

Resident, Mike Manzione, also expressed concerns regarding the proposed cypress tree removal. He referenced statements made during the October 2025 meeting indicating that the District had no legal obligation to address tree limbs or roots approaching private property. Mr. Biagetti confirmed that the District's position had not changed. Mr. Manzione questioned the proposed expenditure of more than $10,000 in taxpayer funds for a limited number of properties and expressed concern about establishing a precedent for future tree removals and replacements. He requested that the Board vote against the proposal and raised a question regarding whether Mr. Sheldon resided near the affected properties and should abstain from voting if a conflict existed. Staff indicated that his concerns would be addressed during the appropriate agenda item.

A resident of 50 Fallen Oak Trail expressed appreciation for the work being performed by the new landscaping contractor but raised concerns regarding mowing along the lake bank. The resident explained that the mower deck appeared to be set too low, causing the equipment to bounce on the sloped terrain, scalp the grass, and damage portions of the ground. The resident requested that the contractor adjust the mowing height when maintaining the lake bank.

Resident, Tamara Jaroszewski, expressed concerns regarding overgrown vegetation surrounding a pond near her home. She stated that she and her husband had been cutting weeds themselves because the vegetation had become increasingly overgrown, raising concerns about snakes and other wildlife. Staff indicated that the pond might not fall within the District's maintenance responsibilities. Ms. Jaroszewski clarified that her property was located near the preserve. She also questioned the placement of cypress trees close to residential homes and

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expressed concerns regarding potential root damage to nearby structures. Mr. Biagetti explained that the trees being discussed under the agenda were located on CDD property and that the District did not have authority over trees located on private residential lots. He recommended that concerns regarding privately owned trees be addressed through the HOA. Ms. Jaroszewski further requested clarification regarding how residents could determine whether particular areas were maintained by the CDD or HOA. Staff offered to assist her in identifying the responsible entity.

Resident, Nancy Champion, expressed concerns regarding the lack of weed maintenance along the berm near Golf Parkway. She stated that weeds had remained overgrown for several months and that a neighboring resident had recently cut down a tree and cleared vegetation near her property. She noted that while mowing had occurred, the surrounding weeds and debris had not been properly addressed. Staff acknowledged the location and her concerns.

**THIRD ORDER OF BUSINESS** **Approval of Minutes of the September 15, 2026, Meeting**

Mr. Sheldon presented the minutes of the September 15, 2026, meeting which were included in the agenda package. The Board had no changes.

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| On MOTION by Ms. Crenier, seconded by Mr. Ter Louw, with all in favor, the Minutes of the September 15, 2026, Meeting, were approved. |

**FOURTH ORDER OF BUSINESS** **Landscape and Pond Maintenance Updates from The Greenery**

**A. Client Communications Report**

Mr. Flannery provided several updates in addition to the landscape maintenance reports included in the agenda package. He acknowledged the landscaping concerns raised during audience comments and stated that the team would review and address those areas. He explained that recent wet conditions had caused difficulties with mowing along the IGP berm, as equipment was beginning to sink into the saturated ground. Crews temporarily suspended mowing in those areas to prevent additional damage and anticipated resuming work as conditions improved.

Regarding the event lawn, Mr. Flannery reported that the contractor had evaluated the establishment of the grass roots and recommended leaving the protective barriers in place for an additional week. Although most areas were establishing well, some sections remained vulnerable

Docusign Envelope ID: FBBFF5D1-491C-8341-81A5-A05284245C1E



to damage and presented potential tripping hazards. He also reported that the approved bush hogging project was scheduled to begin Friday, October 23rd, and that the irrigation report was being finalized, with follow-up planned to address the identified issues.

Ms. Gehring asked whether the field closure had been communicated to residents. Mr. Johnson indicated that an email had previously been distributed advising residents that the field would remain closed through October 17th. Ms. Gehring also suggested establishing a more efficient process for residents to report landscaping concerns directly to District staff rather than waiting until the monthly Board meetings. She recommended sending a community communication requesting that residents provide their names, addresses, and specific locations of concern so the information could be compiled and forwarded to The Greenery. Mr. Johnson confirmed that landscaping concerns received by email were forwarded to the contractor. Mr. Sheldon added that he regularly received questions from residents and referred them to the appropriate staff for follow-up.

Ms. Gehring also requested an update regarding the playground fencing and the temporary orange safety barriers. Mr. Johnson explained that a landscaping mower had accidentally struck the fence, damaging several sections. He stated that repairs were being coordinated and anticipated completion within the next several weeks. Mr. Flannery added that he and Mr. Johnson had contacted the vendor and were awaiting confirmation of a repair date. Ms. Gehring requested that incidents of this nature be included in future reports to keep the Board informed of maintenance issues and their anticipated resolution.

**B. Addendum to Landscape Maintenance Agreement Proposal**

Mr. Biagetti presented an addendum to The Greenery's Landscape Maintenance Agreement for ongoing maintenance of the common area adjacent to the preserve. He explained that the Board had previously approved a one-time bush hogging of the area at a cost of approximately $3,780. At the Board's request, The Greenery provided an alternative proposal to incorporate biweekly mowing into the existing landscape maintenance agreement at an additional cost of $392 per month. He noted that the recurring service would provide more consistent maintenance at a cost comparable to performing the bush hogging once or twice annually.

Ms. Gehring questioned whether monthly maintenance was necessary, suggesting that quarterly service might be sufficient. Board discussion followed regarding the cost difference,

Docusign Envelope ID: FBBFF5D1-491C-8341-81A5-A05284245C1E



frequency of maintenance, and equipment required to maintain the area. It was noted that more frequent mowing would prevent excessive vegetation growth, allowing the contractor to utilize smaller equipment rather than heavier equipment needed for periodic bush hogging. The Board also discussed the benefit of maintaining the area for the safety of residents in the adjacent community. Mr. Biagetti advised that approval of the addendum would incorporate the additional service into the existing agreement with The Greenery.

> On MOTION by Mr. Ter Louw, seconded by Ms. Gehring, with all in favor, the Addendum to the Landscape Maintenance Agreement with The Greenery for biweekly mowing at an Additional Cost of $392 per Month, was approved.

**C. Consideration of Agreements:**

**1. Pond Bank Restoration**

The Board considered the agreement for the previously approved pond bank restoration project.

> On MOTION by Mr. Ter Louw, seconded by Ms. Crenier, with all in favor, the Agreement for the Pond Bank Restoration Project, was approved.

**2. Cypress Tree Removal**

Mr. Sheldon presented the agreement for cypress tree removal and asked whether the Board had any questions or concerns. There being no further discussion, a motion was made and seconded to approve the agreement.

Mr. Sheldon clarified that he abstained from voting on the cypress tree removal agreement because his residence backs up to the lake. He stated that he had consulted with staff and District Counsel and chose to abstain to avoid any perception of a conflict of interest.

> On MOTION by Mr. Ter Louw, seconded by Ms. Gehring, with all in favor and Mr. Sheldon Abstaining, the Agreement for Cypress Tree Removal, was approved 4-0.

Docusign Envelope ID: FBBFF5D1-491C-8341-81A5-A05284245C1E



**FIFTH ORDER OF BUSINESS** **Discussion of:**

**A. Fitness Expansion Project**

Mr. Biagetti provided an update on the fitness expansion project, reporting that staff had been working with the architect, Michael Lucas, and District Counsel to finalize the Request for Proposals (RFP) package. He explained that the Board had previously authorized the Chair to determine whether to proceed through a formal or informal procurement process. Based on discussions with the architect and anticipated construction costs, staff recommended proceeding with an informal RFP process, as proposals were expected to fall below the statutory threshold for formal competitive procurement.

Mr. Haber explained that governmental entities are generally required to follow a formal procurement process when construction costs exceed approximately $550,000. This process includes public advertising, a formal bid opening, and protest procedures that could potentially delay the project or result in litigation. He stated that the informal process would allow the District to solicit competitive proposals from multiple qualified contractors without those additional requirements. However, he emphasized that the District could not award a contract exceeding the applicable threshold without completing the formal procurement process. If proposals exceeded that amount, the District would need to initiate formal procurement.

Mr. Cooper asked whether there were any disadvantages to proceeding informally. Mr. Haber explained that the primary risk would be receiving proposals above the threshold, requiring the District to restart the process and potentially resulting in an additional 30-day delay. Ms. Gehring expressed concern that contractors might reduce the quality of materials or workmanship to remain below the threshold. Mr. Haber responded that the architect was confident the project could be completed within the anticipated budget and that contractors experienced in governmental construction projects would be familiar with the procurement requirements. Board discussion also noted that preliminary estimates were expected to fall approximately $50,000 to $100,000 below the formal procurement threshold.

Ms. Gehring stated that the potential time savings justified proceeding with the informal process, provided the District maintained appropriate oversight. Mr. Ter Louw asked whether staff could initiate formal procurement before the December Board meeting if the proposals received exceeded the threshold. Mr. Haber confirmed that staff could evaluate the submissions and recommend proceeding with formal procurement if necessary. He further explained that proposals

Docusign Envelope ID: FBBFF5D1-491C-8341-81A5-A05284245C1E



falling below the threshold could still be presented to the Board for consideration, even if other proposals exceeded it.

Mr. Sheldon confirmed that he had authorized staff to proceed with the informal process following consultation with the architect, District Counsel, and management to avoid unnecessary delays. Mr. Biagetti reported that the RFP package was expected to be distributed within the week, with proposals anticipated by December 1, 2026. This schedule would allow the Board to review the submissions and potentially move forward with the project at its December meeting.

**B. Pond Ownership**

Mr. Sheldon provided an update on the ongoing discussions regarding the potential transfer of pond ownership and maintenance responsibilities from the homeowners' associations to the District. He reported that he had recently met with representatives from several HOAs, including South Shore, Orchard Cove, the Grove, and Seacrest Harbor. He stated that the discussions were productive and that the associations were beginning to include the proposed transfers on their annual meeting agendas. He noted that draft documents had been exchanged, including proposed proxy voting language, and that progress was being made toward obtaining the necessary approvals.

Mr. Sheldon explained that he had prepared a general overview of the proposed transfer process for publication on the Bannon Lakes website, along with a series of frequently asked questions to assist HOA leadership and residents in understanding the requirements. He stated that discussions had included the conditions necessary for the District to accept responsibility for the ponds, including cleaning and maintenance requirements prior to transfer. He anticipated that additional progress would be made before the end of the year.

Mr. Cooper reported that the Grove HOA had recently voted to transfer pond ownership to the CDD and was awaiting confirmation from its attorney regarding the necessary approval requirements. He explained that the HOA Board had approved the transfer but wanted to confirm whether a Board vote was sufficient or whether approval from a specified percentage of homeowners was required. Mr. Haber clarified that the appropriate voting requirements would depend on the association's governing documents and the nature of the proposed transfer.

Ms. Gehring questioned whether funding had been included in the Fiscal Year 2027 budget for the additional pond maintenance responsibilities. Mr. Sheldon explained that the effective date

Docusign Envelope ID: FBBFF5D1-491C-8341-81A5-A05284245C1E



of any transfer would be negotiable and that the District could potentially coordinate with the HOAs to share maintenance costs during a transition period. He noted that some associations had already budgeted funds for pond maintenance, which could help offset initial expenses until the District assumed full responsibility.

Mr. Sheldon further stated that he had consulted with the water management district regarding the transfer requirements and emphasized the importance of ensuring that the ponds were brought into acceptable condition before the District assumed responsibility. He also noted that transferring ownership to the District could provide additional benefits associated with sovereign immunity.

The Board acknowledged the progress being made and agreed to continue working with the HOAs and legal counsel to address the remaining requirements. No formal action was taken.

**C. Trees on Pond Banks**

Mr. Sheldon provided an update regarding the removal of cypress trees along the pond banks. He explained that, following consultation with the District Engineer and a review of property boundaries, it was determined that 16 of the 17 trees were located on CDD property, while one was on private property. He noted that homeowners have the right to trim branches and roots extending onto their properties, which could potentially compromise the health and stability of the trees. Given the ongoing concerns regarding root damage and safety, the District determined that removing the affected trees, grinding the stumps, and removing the cypress knees would provide a long-term solution and allow for safer pedestrian access and landscape maintenance.

Mr. Sheldon explained that the removal would require County approval and compliance with tree replacement requirements. The District would be responsible for replacing the equivalent amount of tree material removed, although replacement trees would not need to be the same species or planted in the original locations. He noted that a combination of shade and flowering trees could be utilized throughout Sections 1A and 1B of the original development plan. He anticipated that removal would occur after the trees had lost their foliage to minimize damage, with replacement planting potentially taking place in the spring. He added that he had been communicating with affected homeowners regarding the proposed removal and replacement options. For the one tree located on private property, legal documentation would be necessary to authorize the District to access the property and remove the tree.

Docusign Envelope ID: FBBFF5D1-491C-8341-81A5-A05284245C1E



Mr. Sheldon further explained that the District had previously addressed similar concerns involving trees that posed potential hazards to residential properties. He referenced a recent situation involving a tree within the preserve for which County approval had been obtained to address the hazard. He clarified that trees taken down within preserve areas must remain in place as part of the natural environment. He emphasized that the District had taken similar actions in other areas of the community and that the current project was intended to address legitimate safety and maintenance concerns rather than provide preferential treatment to individual homeowners. Mr. Sheldon reiterated that he had worked to ensure the matter was handled fairly and transparently for the benefit of the community.

**SIXTH ORDER OF BUSINESS** **Consideration of Fiscal Year 2027 Riverside Management Agreement for Facilities Management, Operations, and Staffing Services**

Mr. Biagetti presented the Fiscal Year 2027 Riverside Management Services (RMS) agreement, noting that the Board had previously approved the FY2027 rates and that the agreement reflected those approved amounts included in the District's budget. He explained that the updated agreement had been circulated to the Board and included revisions related to insurance provisions.

Mr. Haber explained that the agreement contained no significant changes from the previous contract, with the exception of the indemnification provisions. He noted that the prior agreement required RMS to indemnify the District but did not impose the same obligation on the District. The revised agreement provides for mutual indemnification, allowing either party to seek protection from claims arising from the actions of the other. He clarified that the District's indemnification obligation would be limited to the extent covered by its insurance, while RMS' obligation would not have that same limitation. Mr. Haber stated that mutual indemnification provisions are standard in similar service agreements and considered the revision reasonable and consistent with industry practices.

Following discussion, a motion was made and seconded to approve the Fiscal Year 2027 management agreement as presented.

Docusign Envelope ID: FBBFF5D1-491C-8341-81A5-A05284245C1E



> On MOTION by Mr. Ter Louw, seconded by Ms. Crenier, with all in favor, the Fiscal Year 2027 Riverside Management Agreement for Facilities Management, Operations, and Staffing Services, was approved.

**SEVENTH ORDER OF BUSINESS** **Ratification of Requisitions for Series 2022 Special Assessment Revenue Bonds**

**A. No.14**
**B. No.15**
**C. No.16**

Mr. Biagetti presented Requisitions 14, 15, and 16 from the Series 2022 Special Assessment Bonds Acquisition and Construction Account, noting that all three were related to the fitness expansion project. He confirmed with District Counsel that the requisitions could be ratified under one motion.

Mr. Biagetti explained that Requisition 14, in the amount of $700, was payable to DCCM for engineering services associated with site plan development and project coordination. Requisition 15, in the amount of $2,142, was payable to Bannon Lakes CDD to reimburse the General Fund for previously paid plan review expenses. Requisition 16, in the amount of $280, was payable to Kutak Rock for legal services associated with the fitness expansion project.

> On MOTION by Ms. Gehring, seconded by Ms. Crenier, with all in favor, Requisitions No. 14 in the Amount of $700, No. 15 in the Amount of $2,142, and No. 16 in the Amount of $280, were ratified.

**EIGHTH ORDER OF BUSINESS** **Staff Reports**

A. **Attorney**

Mr. Haber stated had no report and offered to answer any questions from the Board.

B. **Engineer**

Mr. Pong stated that he had no report. Mr. Sheldon requested that the engineering team review the Bannon Lakes stormwater system to determine whether the lake located along Duran Drive connects to the District's stormwater system or functions independently as a retention pond. He also requested confirmation as to whether stormwater runoff from Eight Winds flows into the main lake near the entrance to Bannon Lakes. Mr. Sheldon noted that these connections were not clearly identified on the available maps and that the findings could potentially impact future

Docusign Envelope ID: FBBFF5D1-491C-8341-81A5-A05284245C1E



District revenues. Mr. Biagetti confirmed that he would coordinate with Mr. Pong and the engineering team to obtain clarification and report back to the Board.

C. **District Manager- Fiscal Year 2026 Goals and Objectives Report**

Mr. Biagetti presented the Fiscal Year 2026 Goals and Objectives Annual Report, explaining that the District is statutorily required to establish annual goals and objectives and evaluate its performance at the conclusion of each fiscal year. He reported that the District had successfully achieved all established goals and objectives for FY2026, including conducting the required Board meetings and completing the annual independent financial audit. He noted that the Board had recently adopted its FY2027 goals and objectives and that the approved FY2026 Annual Report would be posted on the District's website in accordance with statutory requirements.

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| On MOTION by Ms. Gehring, seconded by Mr. Ter Louw, with all in favor, the Fiscal Year 2027 Goals and Objectives Report, was approved. |

D. **General Manager- Report**

Ms. Wright provided an update on upcoming community events. She reported that the Fall Craft Day held the previous Saturday was well attended, with children enjoying painting foam pumpkins. She noted that the remaining pumpkins would be used as decorations for the upcoming Halloween Kickoff event scheduled for Saturday. The event would take place from 5:30 p.m. to 6:30 p.m. and would include pizza and goodie bags for attendees.

Mr. Johnson provided an operations update, reporting that the leak along the expansion joint had been repaired and sealed without requiring the pool to be drained. He also reported ongoing feral hog activity in Bridge Bay and the preserve areas, noting that Quick Catch was actively working at two locations to capture the hogs.

Mr. Sheldon requested an update regarding the removal of a hazardous tree in the preserve. Mr. Johnson explained that the tree removal contractors were experiencing scheduling delays due to storm-related work in the Panhandle. He anticipated scheduling the removal once a contractor became available and confirmed that he would provide an update when a date was established. Mr. Sheldon acknowledged that the affected homeowner had been kept informed of the situation.

Docusign Envelope ID: FBBFF5D1-491C-8341-81A5-A05284245C1E



**NINTH ORDER OF BUSINESS Audience Comments**

Ms. Marsha Aiken asked whether crosswalks or additional traffic markings would be installed along Bannon Lakes Boulevard, particularly between the Grove and Orchard Cove. The Board explained that the County had not approved additional traffic control measures, including stop signs, due to concerns regarding potential accidents and liability. Ms. Gehring noted that the County may reconsider the request once development of the preserve area is completed. Mr. Cooper confirmed that the County had previously indicated the matter could be revisited, although no commitment had been made.

A resident expressed concerns regarding the Board's decision to remove the cypress trees, questioning the use of District funds for improvements benefiting specific homeowners. The resident suggested that alternative measures, including root barriers, could have been considered and emphasized the importance of protecting community tax dollars.

Another resident asked whether homeowners who had previously paid approximately $180 to trim cypress tree roots and branches would be reimbursed now that the District had approved removal of the trees. Mr. Biagetti explained that the District would generally not be responsible for reimbursing expenses incurred for work performed on private property and did not anticipate reimbursement of those costs.

A resident thanked Mr. Sheldon for addressing the concerns of homeowners affected by the cypress trees. She explained that the trees and their root systems had caused damage to foundations, pavers, irrigation systems, and landscaping, while exposed roots and cypress knees created tripping hazards and interfered with lawn maintenance. She expressed appreciation for the District's efforts to resolve the longstanding issue and improve safety for affected residents.

**TENTH ORDER OF BUSINESS Supervisor’s Requests**

Mr. Cooper advised the Board that the District had exceeded its budget for extra-duty patrols during the previous fiscal year. He explained that Sergeant Bobby had reduced the number of patrols for October to two vouchers totaling $819, representing approximately four four-hour shifts. He noted that the budget for the new fiscal year had been nearly doubled and that patrol frequency would be reevaluated. Mr. Cooper added that Sergeant Bobby continues to maintain a visible presence in the community whenever possible. Mr. Biagetti thanked Mr. Cooper for his efforts and his working relationship with the sergeant.

Docusign Envelope ID: FBBFF5D1-491C-8341-81A5-A05284245C1E



Mr. Sheldon thanked his fellow Supervisors for their dedication and contributions to the District. He reflected on the transition from a developer-controlled Board to a resident-controlled Board in 2024 and discussed the challenges associated with filling the Supervisor seats during that period. He recognized the efforts of the Supervisors who stepped forward to serve and expressed appreciation for the diverse professional backgrounds and experience represented on the Board. He stated that the Board had developed into a talented group that works well together and communicates effectively. Mr. Sheldon also thanked Mr. Biagetti and the District's consultants for their responsiveness, guidance, and assistance throughout his tenure. He expressed his appreciation for the opportunity to serve over the past four years and indicated that he hoped to see everyone again.

Ms. Crenier addressed concerns regarding the District's assessment increases and explained that a resident had contacted her questioning the amount of the increase. She stated that the District had issued the required notice in April 2025 regarding the proposed Fiscal Year 2026 assessment increase, which identified a maximum increase of approximately $287 per household. She explained that the Board subsequently reviewed the budget line by line and reduced the increase to approximately $170.12 annually, or $14.27 per month per household.

Ms. Crenier also discussed the lengthy process associated with resolving the clubhouse roof matter. She explained that the District's legal counsel had negotiated a favorable resolution without the expense and uncertainty of litigation. She noted that the funds recovered through the settlement were returned to the Capital Reserve Fund.

Ms. Crenier further explained that the Board had considered reducing assessments for Fiscal Year 2026 but ultimately elected to contribute approximately $118,190 to the Capital Reserve Fund instead. She stated that using those funds to reduce assessments would have resulted in a reduction of approximately $141.71 per household for one year. However, with the District entering its eleventh year and several significant infrastructure projects approaching, the Board determined that maintaining adequate reserves was the more financially responsible decision.

She referenced the anticipated pool resurfacing project, estimated at approximately $253,700, as an example of the District's upcoming capital expenditures. She explained that without sufficient reserves, the District could be required to impose a special assessment of approximately $281 per household or spread the expense over two years at approximately $140 annually. She emphasized that repeatedly increasing and decreasing assessments could negatively

Docusign Envelope ID: FBBFF5D1-491C-8341-81A5-A05284245C1E



affect homeowners and that the Board was attempting to maintain financial stability while preparing for future expenses.

Ms. Gehring added that District assessments had remained unchanged for several years before the more recent increases. She noted that assessments were consistent from 2021 through 2023, increased in 2024, remained unchanged in 2025, and increased again in 2026. She stated that the Fiscal Year 2027 assessments would remain at the same level as the previous year.

Ms. Gehring further explained that the Board had worked to control expenses despite rising costs throughout the community. She referenced the negotiation of a more favorable landscaping agreement and acknowledged the challenges associated with managing increasing operating expenses. She emphasized that the Board continues to review expenditures carefully and make every effort to limit assessment increases while maintaining the District's facilities and services.

**ELEVENTH ORDER OF BUSINESS Financial Reports**

**A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending September 30, 2026**

**B. Assessment Receipt Schedule**

**C. Approval of Check Register**

Mr. Biagetti presented the unaudited financial statements for the period ending September 30, 2026. He reported that the District ended the fiscal year with a positive variance of approximately $21,000, noting that revenues exceeded projections in certain areas while expenditures were over budget in some categories and under budget in others. He stated that a budget amendment would be presented to address the variances.

Mr. Biagetti reviewed the assessment receipt schedule, which reflected collections of 100.52%. He explained that the collection percentage would reset for the new fiscal year and that updated figures would be provided as tax payments were received beginning in late November and continuing through December and January.

Mr. Biagetti then presented the check register totaling $139,779.16. He stated that he had reviewed the invoices and identified no unusual expenditures requiring the Board's attention.

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| On MOTION by Ms. Crenier, seconded by Mr. Ter Louw, with all in favor, the Check Register Totaling $139,779.16, was approved. |

Docusign Envelope ID: FBBFF5D1-491C-8341-81A5-A05284245C1E



**TWELFTH ORDER OF BUSINESS** **Next Scheduled Meeting: November 17, 2026, at 6:00 p.m. at Bannon Lakes Amenity Center**

Mr. Sheldon announced that the next scheduled meeting would be held on November 17, 2026, at 6:00 p.m. at the same location. He noted that the newly elected Supervisors would be sworn in at that meeting.

**THIRTEENTH ORDER OF BUSINESS** **Adjournment**

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| On MOTION by Ms. Crenier, seconded by Ms. Gehring, with all in favor, the meeting was adjourned. |

Signed by: Matt Bragetti EB6F00213668403...
Secretary / Assistant Secretary

Signed by: Sandra Gehring 01A1BEBCB2074E7...
Chairperson / Vice Chairperson