

**MINUTES OF MEETING
THE GROVES OF ST. LUCIE COUNTY COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of The Groves of St. Lucie County Community Development District held a Special Meeting on January 22, 2026 at 11:00 a.m., at the Fairfield Inn & Suites Ft. Pierce, 6502 Metal Dr., Ft. Pierce, Florida 34945.

Present:

Michael Folstein
Derek Youngblood

Vice Chair
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti
Jere Earlywine (via telephone)
Alex Daugherty
Juliet Misconi

District Manager
Wrathell, Hunt and Associates (WHA)
District Counsel
Interim District Engineer
Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:00 a.m.

Supervisors Folstein and Youngblood were present. Supervisor Pedretti was absent. Two Seats were vacant.

▪ **Acceptance of Resignation of Sonja Pedretti [Seat 2]**

This item, previously the Fourth Order of Business, was presented out of order.

Ms. Cerbone presented the resignation of Sonja Pedretti from Seat 2.

On MOTION by Mr. Youngblood and seconded by Mr. Folstein, with all in favor, the resignation of Sonja Pedretti from Seat 2, was accepted.

▪ **Consider Appointment of Juliet Misconi to Fill Unexpired Term of Seat 2; Term Expires November 2028**

This item, previously the Fifth Order of Business, was presented out of order.

Mr. Youngblood nominated Ms. Misconi to Seat 2. No other nominations were made.

On MOTION by Mr. Youngblood and seconded by Mr. Folstein, with all in favor, the appointment of Juliet Misconi to Seat 2, was approved.

• **Administration of Oath of Office to Appointed Supervisor Juliet Misconi**

Mr. Conti, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Misconi and provided a new Supervisor packet. Ms. Misconi stated she has never served on a CDD Board but was a former Deputy City Manager and is familiar with the Sunshine Law, the ethics training requirement, conflicts of interest and Form 1 filings.

Ms. Cerbone stated Kutak Rock has recommended that Board Members who are Landowners or Development team members complete Form 8B, out of an abundance of caution. She read the verbiage, as follows:

“I am a member of the Board of Supervisors of The Groves of St. Lucie County Community Development District, created under Chapter 190, Florida Statutes. I am a principal, employee or business associate or relative of a Landowner or Developer in the District. Decisions potentially affecting the Landowner may come before the Board from time to time, pursuant to Sections 112.314.3b and 190.007 Florida Statutes. I understand that I do not have a conflict of interest when voting on such matters and I am not prohibited from voting on such matters. That said, I am filling out this disclosure of voting conflict out of an abundance of caution and following the procedures required by Statute 112.314.3 Florida Statutes and for the duration of my term and any subsequent terms.”

Mr. Earlywine stated disclosing the affiliation with the Landowner for the record and having it on record will help protect the Board Members if there is an ethics challenge against them later. He urged Ms. Misconi to contact him with any questions or concerns.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 1; Term Expires November 2028

This item was deferred.

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)**
 - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
 - B. Membership, Obligations and Responsibilities**
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

**THE GROVES OF ST. LUCIE COUNTY CDD
SEVENTH ORDER OF BUSINESS**

January 22, 2026

Consideration of Resolution 2026-02, 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; and Providing an Effective Date

Ms. Cerbone presented Resolution 2026-02 and read the title.

Discussion ensued regarding the timing of the platting, permitting, grading, when work will commence and the bond timing.

On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor, Resolution 2026-02, Designating March 30, 2026 at 11:00 a.m., at the Fairfield Inn & Suites Ft. Pierce, 6502 Metal Dr., Ft. Pierce, Florida 34945, 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; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Master Engineer's Report

Ms. Cerbone asked if the Board should consider the Fifteenth Order of Business, approving the Interim Engineer, before the Mr. Dougherty presents the Engineer's Report, or keep the current order. The Board was amenable to leaving it as the Fifteenth Order of Business.

Mr. Daugherty presented the Bond Validation Engineer's Report dated January 2026. He reviewed the pertinent information, including the project description, product types, the onsite improvements that will be funded by the CDD and the offsite utility improvements. The total number of units is 612 and the total Capital Improvement Plan (CIP) cost estimate is \$70,500,000.

Mr. Earlywine stated the Board must make two findings when starting an assessment process; first, it must find that there is sufficient benefit from the project to justify the assessment levy and, second, that the assessments are fairly and reasonably allocated. Mr. Dougherty's report expressly states that there is benefit to the lands in the District from the

project and notes the amounts. It further states that the project is feasible and the cost estimates are reasonable, which is sufficient. Mr. Earlywine recommended approval of the Engineer’s Report in substantial form.

On MOTION by Ms. Misconi and seconded by Mr. Folstein, with all in favor, the Master Engineer’s Report, in substantial form, was approved.

NINTH ORDER OF BUSINESS

Consideration of Master Special Assessment Methodology Report

Ms. Cerbone presented the Master Special Assessment Methodology Report dated January 22, 2026 and stated it corresponds with the information in the Engineer’s Report. She reviewed the financing program; benefit allocation; true-up mechanism; and Appendix Tables. She noted the following:

- The total number of residential units is 612.
- The anticipated total CIP costs are estimated at \$70,500,000.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$96,765,000.

Ms. Misconi asked if the breakdown reflects the modification from the change that will be made after site development. Mr. Daugherty stated a concerning issue arose with the stormwater lakes related to their geometry and the County wanting more upland areas further northwest that caused a few losses. The District Engineer had to expand these areas to regain that open space. Staff is working through this on the northeast and does not yet know the impact.

Ms. Cerbone noted that this might reduce the number of residential units and asked if the stormwater ponds will impact the first bond issue or the second one. Mr. Earlywine confirmed that there will be two bond issuances and stated today’s reports do not have to be 100% accurate; they will be updated in a few months.

On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor, the Master Special Assessment Methodology Report, in substantial form, was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, 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

Ms. Cerbone presented Resolution 2026-03 and read the title.

On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor, Resolution 2026-03, 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 March 30, 2026 at 11:00 a.m., at the Fairfield Inn & Suites Ft. Pierce, 6502 Metal Dr., Ft. Pierce, Florida 34945; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Authorizing the Issuance of Not to Exceed \$96,765,000 the Groves of St. Lucie County Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating To the Bonds; and Providing an Effective Date

Mr. Earlywine presented Resolution 2026-04, known as the Bond Delegation Resolution, which accomplishes the following:

- Authorizes the issuance of bonds in a not to exceed amount of \$96,765,000 and sets the bond capacity for the District, as a whole, including the initial bond, the second series of bonds as well as any refinancing.

- Approves the Form of a Master Trust Indenture and appoints US Bank as Trustee.
- Approves the Capital Improvement Plan that is described in the Master Engineer’s Report.
- Authorizes District Counsel to file for bond validation and commence the bond process.

On MOTION by Ms. Misconi and seconded by Mr. Folstein, with all in favor, Resolution 2026-04, Authorizing the Issuance of Not to Exceed \$96,765,000 the Groves of St. Lucie County Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating To the Bonds; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Engagement of Bond Financing Professionals

Ms. Cerbone asked for approval of all three Agreements. As the Trustee Agreement is pending, Staff will review their standard agreement and make sure it conforms with other DR Horton deals and utilize it.

- A. Underwriter/Investment Banker: FMSbonds, Inc.**
- B. Bond Counsel: Nabors, Giblin & Nickerson, P.A.**
- C. Trustee, Paying Agent and Registrar: US Bank, NA**

On MOTION by Ms. Misconi and seconded by Mr. Folstein, with all in favor, the Underwriter/Investment Banker Agreement with FMSbonds, Inc.; the Bond Counsel Agreement with Nabors, Giblin & Nickerson, P.A.; and the Trustee, Paying Agent and Registrar Agreement with US Bank, NA, and authorizing Staff to review and utilize the Trustee’s standard agreement, all in substantial form, were approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Designating a Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; and Providing for Severability and an Effective Date [November 3, 2026 - Seats 3, 4 & 5]

This item was deferred to the March meeting.

**THE GROVES OF ST. LUCIE COUNTY CDD
FOURTEENTH ORDER OF BUSINESS**

January 22, 2026

Consideration of Resolution 2026-06, to Designate Date, Time and Place of 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 of Rule Development and Rulemaking**

Ms. Cerbone presented Resolution 2026-06.

On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor, Resolution 2026-06, to Designate March 30, 2026 at 11:00 a.m., at the Fairfield Inn & Suites Ft. Pierce, 6502 Metal Dr., Ft. Pierce, Florida 34945, as the Date, Time and Place of 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.

FIFTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-07, Appointing an Interim District Engineer for The Groves of St. Lucie County Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- A. Kimley-Horn and Associates, Inc. Interim Engineering Services Agreement**

Ms. Cerbone presented Resolution 2026-07 and the Kimley-Horn Engineering Agreement for Interim District Engineering Services.

Discussion ensued regarding a discrepancy in the rate schedule, a proposal containing the current hourly rates, the Certificate of Insurance (COI) and appointing Mike Dula to work with Mr. Daugherty and Mr. Earlywine regarding the rates.

On MOTION by Ms. Misconi and seconded by Mr. Youngblood, with all in favor, Resolution 2026-07, Appointing Kimley-Horn and Associates, Inc., an Interim District Engineer for The Groves of St. Lucie County Community Development District, Authorizing Its Compensation and Providing for an Effective Date, in substantial form, was adopted.

SIXTEENTH ORDER OF BUSINESS

Authorization to Request for Services

Ms. Cerbone presented the following:

- A. Request for Qualifications (RFQ) for Engineering Services**

B. Request for Proposals (RFP) for Annual Audit Services

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

Ms. Cerbone stated the responses will be presented at the March meeting.

On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor, authorizing District Management to advertise the RFQ for Engineering Services and the RFP for Annual Audit Services, and designating the Board as the Audit Committee, was approved.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-08, 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

Mr. Earlywine presented Resolution 2026-08.

On MOTION by Ms. Misconi and seconded by Mr. Youngblood, with all in favor, Resolution 2026-08, 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.

**THE GROVES OF ST. LUCIE COUNTY CDD
EIGHTEENTH ORDER OF BUSINESS**

January 22, 2026

**Discussion/Consideration/Ratification:
Goals and Objectives Reporting FY2026
[HB7013 - Special Districts Performance
Measures and Standards Reporting]**

- A. October 1, 2024 - September 30, 2025 [Posted]**
- B. October 1, 2025 - September 30, 2026**

On MOTION by Mr. Youngblood and seconded by Mr. Folstein, with all in favor, the Fiscal Year 2025 Goals and Objectives Reporting, was ratified, and the Fiscal Year 2026 Goals Objectives Reporting Performance Measures and Standards, were approved.

NINETEENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-09,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for the
Remainder of Fiscal Year 2025/2026 and
Providing for an Effective Date**

This item was deferred.

TWENTIETH ORDER OF BUSINESS

**Consideration of Resolution 2026-10,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

This item was deferred.

TWENTY-FIRST ORDER OF BUSINESS

Consideration of Project Related Items

Mr. Earlywine presented the following and suggested approval in substantial form:

- A. Temporary Construction Easement**
- B. Acquisition Agreement**

On MOTION by Ms. Misconi and seconded by Mr. Folstein, with all in favor, the Temporary Construction Easement and the Acquisition Agreement, both in substantial form and subject to the name of the Developer being updated on both documents at the time of execution, were approved.

TWENTY-SECOND ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of December 31, 2025**

On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor, the Unaudited Financial Statements as of December 31, 2025, were accepted.

TWENTY-THIRD ORDER OF BUSINESS

Approval of September 25, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor, the September 25, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWENTY-FOURTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer (Interim): Kimley-Horn and Associates, Inc.**

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting will be held on March 30, 2026 at 11:00 a.m.

TWENTY-FIFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTY-SIXTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWENTY-SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor, the meeting adjourned at 11:59 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair