

**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 March 26, 2026 at 11:00 a.m., at the Fairfield Inn & Suites Ft. Pierce, 6502 Metal Dr., Ft. Pierce, Florida 34945.

Present:

Michael Folstein	Vice Chair
Derek Youngblood	Assistant Secretary
Juliet Misconi	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates (WHA)
Jere Earlywine	District Counsel
Mike Dula	Supervisor-Appointee
Tim Gee	Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 11:03 a.m. Supervisors Folstein, Misconi and Youngblood were present. Two Seats were vacant.

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 December 20, 2028

Ms. Misconi nominated Tim Gee to fill Seat 5. No other nominations were made.

On MOTION by Ms. Misconi and seconded by Mr. Folstein, with all in favor, the appointment of Tim Gee to fill Seat 1, was approved.

- **Administration of Oath of Office to Appointed Supervisor (to 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**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

These items were presented following the Fourth Order of Business.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 3; Term Expires December 20, 2026

Ms. Misconi nominated Michael Dula to fill Seat 5. No other nominations were made.

On MOTION by Ms. Misconi and seconded by Mr. Folstein, with all in favor, the appointment of Michael Dula to Seat 5, was approved.

- **Administration of Oath of Office to Appointed Supervisor**

Mr. Conti, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Tim Gee and Michael Dula.

Mr. Conti and Ms. Cerbone presented and explained the items listed under the Third Order of Business.

Ms. Cerbone stated Mr. Gee and Mr. Dula completed Form 8B, which will be kept on file for use when necessary. Mr. Conti paraphrased Form 8B, which states, 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, and I am a principal, employee and/or business associate, or relative, of a landowner in the District. Decisions potentially affecting the landowner may come before the Board from time to time. Pursuant to Section 112.3143(3)(b), and 190.007(1), Florida Statutes, I understand that I do not have a conflict of interest when voting on such matters, and that I am not prohibited from voting on such matters. That said, I am filing this disclosure of voting conflict in an abundance of caution, and to follow the procedures required by section 112.3143, Florida Statutes, and for the duration of my term and any subsequent terms.”

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-11, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Conti presented Resolution 2026-01. Ms. Misconi nominated the following:

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|---------------------|---------------------|
| Tim Gee | Chair |
| Juliet Misconi | Vice Chair |
| Derek Youngblood | Assistant Secretary |
| Michael Folstein | Assistant Secretary |
| Michael (Mike) Dula | Assistant Secretary |

No other nominations were made.

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

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|----------------|---------------------|
| Craig Wrathell | Secretary |
| Cindy Cerbone | Assistant Secretary |
| Chris Conti | Assistant Secretary |
| Craig Wrathell | Treasurer |
| Jeffrey Pinder | Assistant Treasurer |

On MOTION by Mr. Folstein and seconded by Mr. Youngblood, with all in favor, Resolution 2026-11, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

NEXT MEETING DATE: March 30, 2026 at 11:00 AM

The Board and Staff discussed upcoming meeting dates and bond issuance.

The consensus was to meet on May 15, 2026 to discuss the proposed Fiscal Year 2027 budget. At that time, a recurring meeting date may be set.

SEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

EIGHTH ORDER OF BUSINESS

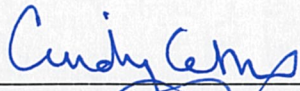
Board Members' Comments/Requests

There were no Board Members' comments or requests.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Folstein and seconded by Ms. Misconi, with all in favor, the meeting adjourned at 11:15 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair