

**MINUTES OF MEETING
EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the East Bonita Beach Road Community Development District held a Public Hearing and Regular Meeting on October 9, 2025 at 11:00 a.m., at the offices of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966.

Present:

J. Wayne Everett
Landon Thomas
Mary Moulton
Christian Cotter

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Shane Willis
Jere Earlywine (via telephone)
Ben Steets (via telephone)

District Manager
Operations Manager
District Counsel
Grau & Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:00 a.m.

Supervisors Everett, Moulton and Cotter were present. Supervisors Bone and Thomas were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2024,
Prepared by Grau & Associates**

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and reviewed the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2026-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Ms. Moulton and seconded by Mr. Cotter, with all in favor, Resolution 2026-01, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

FOURTH ORDER OF BUSINESS

Board Transition

These items were deferred.

A. Consider Appointment of Qualified Electors to Fill Vacant Seats

- I. Seat 1; Term Expires November 2028**
- II. Seat 2; Term Expires November 2028**
- III. Seat 3; Term Expires November 2026**
- IV. Seat 5; Term Expires November 2026**

B. Administration of Oath of Office to Appointed Qualified Electors (the following to be provided under separate cover package)

- I. Required Ethics Training and Disclosure Filing**
 - Sample Form 1 2023/Instructions**
- II. Membership, Obligations and Responsibilities**
- III. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

C. Consideration of Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Ratifying the Action of the District Manager

in Re-Setting the Date of the Public Hearings on the Proposed Budget for Fiscal Year 2026; Amending Resolution 2025-03 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2026-03.

On MOTION by Mr. Cotter and seconded by Mr. Thomas, with all in favor, Resolution 2026-03, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearings on the Proposed Budget for Fiscal Year 2026; Amending Resolution 2025-03 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of 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. Adams 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.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, 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, Providing for Funding for the District’s Fiscal Year 2025/2026 Adopted Budget; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2026-05. This is the Assessment Levying Resolution that takes into consideration the budget that was just adopted and the assessment levels contained therein and directs Staff to prepare a lien roll and transmit the on-roll lien roll to the Tax Collector for placement of the assessments on the property tax bill.

On MOTION by Mr. Cotter and seconded by Mr. Everett, with all in favor, Resolution 2026-05, Providing for Funding for the District’s Fiscal Year 2025/2026 Adopted Budget; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Thomas and seconded by Mr. Cotter, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Adams noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Thomas and seconded by Mr. Cotter, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2025.

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of May 19, 2025 Regular Meeting Minutes

On MOTION by Mr. Thomsas and seconded by Mr. Cotter, with all in favor, the May 19, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Other Business

There was no other business.

TWELFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Banks Engineering, Inc.**

There were no District Counsel or District Engineer reports.

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

Discussion ensued regarding Board Member transitions.

- **NEXT MEETING DATE: May 18, 2026 at 10:30 AM**
 - **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS

Audience Comments/Supervisors' Requests

There were no audience comments or Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 11:10 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair