

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

January 26, 2026

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Summerstone 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://summerstonecdd.net/>

January 16, 2026

Board of Supervisors
Summerstone Community Development District

Dear Board Members:

The Board of Supervisors of the Summerstone Community Development District will hold a Regular Meeting on January 26, 2026 at 10:00 a.m., at the Genesis Center, 38120 15th Avenue, Zephyrhills, Florida 33542. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections to Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date [Seats 1 and 3]
4. Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seat 5]
5. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025
 - B. October 1, 2025 - September 30, 2026
6. Ratification of Lighthouse Engineering, Inc. Memorandum RE: Public Facilities Report
7. Acceptance of Unaudited Financial Statements as of December 31, 2025
8. Approval of September 26, 2025 Public Hearing and Regular Meeting Minutes
9. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*

ATTENDEES:

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

- B. District Engineer: *Lighthouse Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 23, 2026 at 10:00 AM
 - QUORUM CHECK

SEAT 1	SANDRA JEAN-LOUIS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	RILEY OTERO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	OLIVIA DAVIS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	KOREY PICKETT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	MAGGIE KUPER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

- 10. Board Members' Comments/Requests
- 11. Public Comments
- 12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 512-9027.

Sincerely,



Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Summerstone Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of Summerstone Community Development District ("Board") seeks to implement section 190.006(3), Florida Statutes, and to instruct the Pasco County Supervisor of Elections ("Supervisor") to conduct the District's General Elections ("General Election").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Sandra Jean Louis, and Seat 3, currently held by Olivia Davis, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 26TH DAY OF JANUARY, 2026.

**SUMMERSTONE COMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Summerstone Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at the East Pasco Government Center, 14236 6th Street, Room 200, Dade City, Florida 33523-3411 (352) 521-4302, Central Pasco Professional Center, 4111 Land O' Lakes Blvd, Suite 105, Land O' Lakes, FL 34639 or Liberty Building, 8606 Government Drive, Suite 1, New Port Richey, FL 34654. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Summerstone Community Development District has two (2) seats up for election, specifically seats 1 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

District Manager
Summerstone Community Development District

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND
LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR
PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION;
AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

WHEREAS, Summerstone Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Pasco County Ordinance No. 20-28 creating the District (the "Ordinance") is July 17, 2020; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect one (1) supervisor of the District, shall be held on the ____ day of November, 2026 at ____:____ __.m., at

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 26th day of January, 2026. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 26th day of January, 2026.

Attest:

**SUMMERSTONE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF
SUPERVISORS OF THE SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Summerstone Community Development District (the "District") in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November ___, 2026

TIME: ___:___ .m.

PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November** __, **2026**

TIME: __: __ .m.

LOCATION: _____

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING – November ____, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Summerstone Community Development District to be held at __:__ __.m., on November ____, 2026 at _____, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2026**

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4)-year term with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Summerstone Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

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SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

5A

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

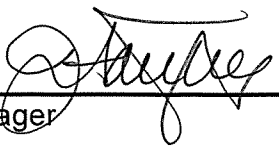
Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

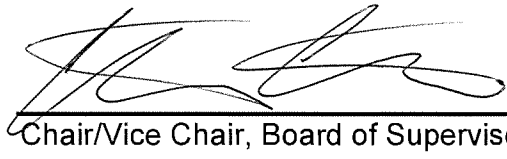
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐


District Manager

Jamei Sanchez
Print Name

8/23/24
Date


Chair/Vice Chair, Board of Supervisors

Christian Cotter
Print Name

8/23/24
Date

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

5B

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

6



MEMORANDUM

TO: Summerstone Community Development
District (CDD)

FROM: Bradley S. Foran, P.E.
Lighthouse Engineering, Inc.
701 Enterprise Road East, Suite 410
Safety Harbor, FL. 34695

DATE: October 2025

RE: Public Facilities Report

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Attachment 1 – Project Location Map

Attachment 2 - Photos



M E M O R A N D U M

1.1 General Site Description

Summerstone Community Development District (The “District”) is a residential community (consisting of single-family homes) located just north of State Road 56. Covering approximately 175+/- acres, the District is within unincorporated Pasco County, Florida. The property is approximately 3.5 miles east of US 301 and approximately 8.5 miles west of I-75. The District is in Section 25, Township 26 South, and Range 20 East.

1.2 Purpose and Scope

This Public Facilities Report is prepared for Summerstone Community Development District (the “District”) to identify the conditions of the existing facilities owned and maintained by the District. Based on limited field review, this report is not meant to be comprehensive. A site review was performed by Lighthouse Engineering, Inc. in October 2025.

1.3 Public Agency Ownership

Pasco County owns, operates, and maintains Olden Amber Road and the existing lift station adjacent to Jasper Stone Drive. The County also maintains public utility facilities (water, sewer, reclaim, etc.). The District leases the streetlights through an agreement with the Withlacoochee River Electric Cooperation (WREC) known as an annual operations and maintenance assessment. Underground utility lines and transformers within the District’s right-of-way are owned and maintained by the Withlacoochee River Electric Cooperation (WREC).

1.4 Entry Features, Signage and Associated Landscape

There are three entrances into the community. The main entrance is located on Olden Amber Road with signage, sidewalks, and landscaping features. The second and third entrances to the property are on Common Fig Run and Maiden Grass Isle containing landscape features and sidewalks. All three entrances are not gated and are located just north of State Road 56.

1.5 Amenity Center and Recreational Facilities

Amenity center and recreational facilities include a clubhouse/parking lots, pool area, basketball court, park area, and covered lanai. At the time of this report, the amenity center and recreational facilities are in good condition without any damage or issues encountered.



MEMORANDUM

1.6 Neighborhood Parks / Pocket Parks with Associated Landscaping

Amenity centers, parks, and other recreational areas were constructed by the project developer and turned over to the Summerstone Community Association, Inc. for ownership, operation, and maintenance. Landscaping in common areas was installed/constructed by the developer and maintained by Summerstone Community Association, Inc.

1.7 Road Right of Ways and Sidewalks

All internal roadways within Summerstone Community Development District are owned and maintained by the District. Sidewalks abutting lots were built by the homebuilders while the District maintains the sidewalks. Pasco County owns, operates, and maintains Olden Amber Road (approximately 700 feet). An additional 1,100 feet of right-of-way to the north is dedicated to the County for future construction of Amber Road.

1.8 Stormwater Management Facilities

Stormwater runoffs throughout Summerstone Community Development District flow through the existing roadway curb and gutters, collected through the existing curb and gutter inlets, and ultimately outfall into the stormwater management system (existing ponds) to be treated. The Southwest Florida Water Management District (SWFWMD) and the County regulate the design criteria for the stormwater management system within the District. The District is located within the New River Water Basin.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To ensure that adverse stormwater impacts do not occur upstream or downstream because of the development.
4. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drain through the District.

The District owns, operates, and maintains the stormwater management system, pond control structures, inlets, and storm sewer systems.

1.9 Conservation / Preservation Areas

Wetland areas are operated and maintained by the District. Drainage areas and access easements are also maintained by the District along with common areas.



MEMORANDUM

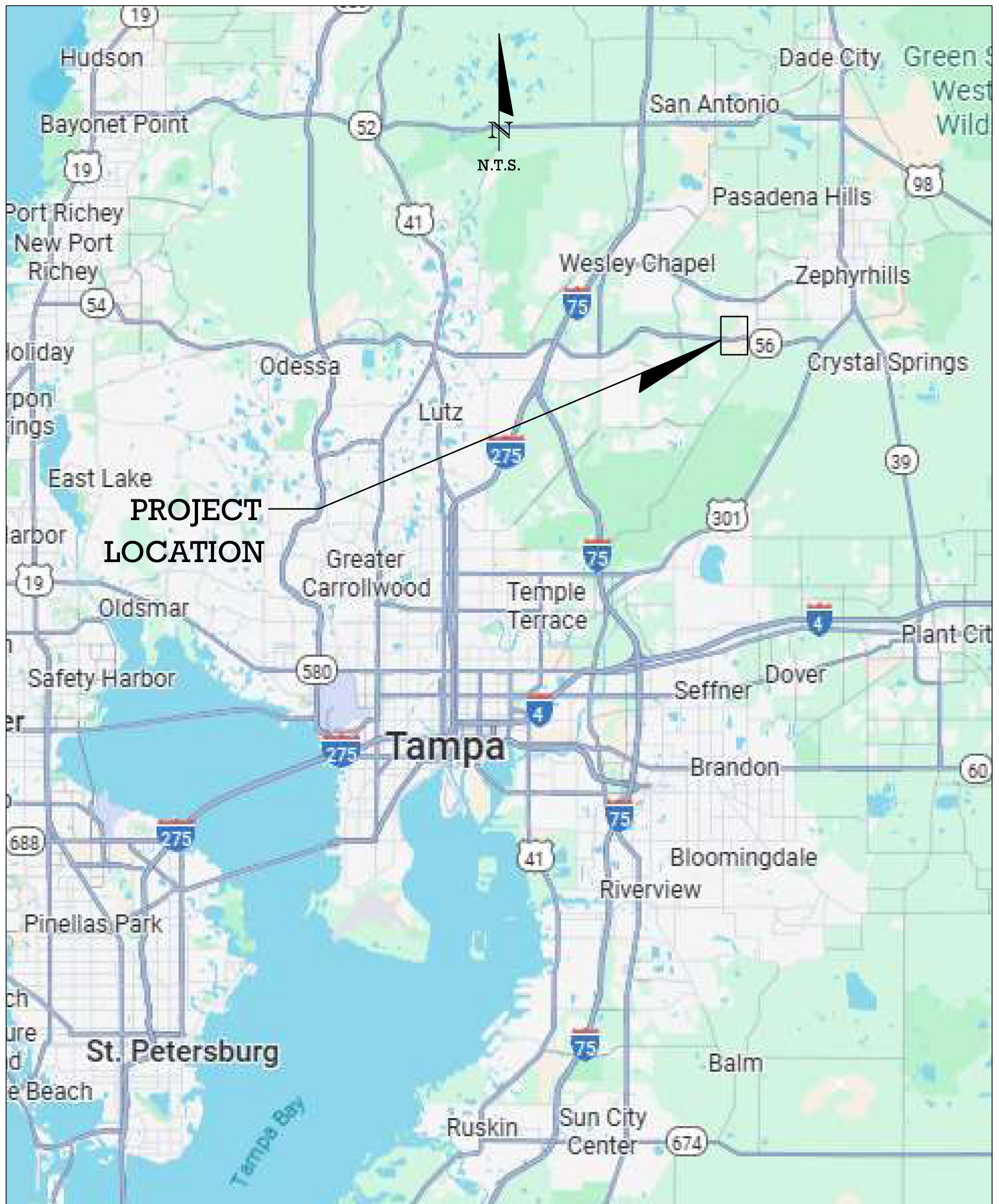
1.10 Long Term Maintenance

The only long-term maintenance for the District is roadway improvements within the community (except for Olden Amber Road) and stormwater management facilities. The District leases the streetlights through an agreement with the Withlacoochee River Electric Cooperation (WREC), known as an annual operations and maintenance assessment.

1.11 Public Facilities

At the time of this report, there are no public facilities that are maintained by the District. It is assumed that these items will be included in the Future and will be included in this report in future submittals.

ATTACHMENT 1 – PROJECT LOCATION MAP



PROJECT LOCATION MAP

(SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT)

ATTACHMENT 2 - PHOTOS











SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2025**

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025**

	General Fund	Debt Service Fund Series 2020	Debt Service Fund Series 2021	Capital Projects Fund Series 2020	Capital Projects Fund Series 2021	Total Governmental Funds
ASSETS						
Cash	\$738,414	\$ -	\$ -	\$ -	\$ -	\$ 738,414
Investments						
Revenue	-	74,407	76,796	-	-	151,203
Reserve	-	132,000	37,190	-	-	169,190
Construction	-	1	-	167	-	168
Cost of issuance	-	7	2,240	-	-	2,247
Interest	-	1	18	-	-	19
Sinking	-	-	2	-	-	2
Prepayment	-	6	1,617	-	-	1,623
Due from general fund	-	231,829	326,563	-	-	558,392
Total assets	<u>\$738,414</u>	<u>\$438,251</u>	<u>\$444,426</u>	<u>\$ 167</u>	<u>\$ -</u>	<u>\$ 1,621,258</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Due to debt service fund 2020	\$231,829	\$ -	\$ -	\$ -	\$ -	\$ 231,829
Due to debt service fund 2021	326,563	-	-	-	-	326,563
Tax payable	122	-	-	-	-	122
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>564,514</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>564,514</u>
Fund balances:						
Restricted for:						
Debt service	-	438,251	444,426	-	-	882,677
Capital projects	-	-	-	167	-	167
Unassigned	173,900	-	-	-	-	173,900
Total fund balances	<u>173,900</u>	<u>438,251</u>	<u>444,426</u>	<u>167</u>	<u>-</u>	<u>1,056,744</u>
Total liabilities and fund balances	<u>\$738,414</u>	<u>\$438,251</u>	<u>\$444,426</u>	<u>\$ 167</u>	<u>\$ -</u>	<u>\$ 1,621,258</u>

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Adopted Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 93,238	\$ 101,232	\$ 108,298	93%
Total revenues	<u>93,238</u>	<u>101,232</u>	<u>108,298</u>	93%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	8,612	0%
Meeting room	-	-	240	0%
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	42	42	14,500	0%
Engineering	-	1,765	15,000	12%
Audit	-	-	4,500	0%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	167	500	2,000	25%
Trustee	-	4,246	9,000	47%
Telephone	17	50	200	25%
Postage	-	-	500	0%
Printing & binding	42	125	500	25%
Legal advertising	-	-	1,500	0%
Annual special district fee	-	175	175	100%
Insurance	-	6,376	6,500	98%
Contingencies/bank charges	22	82	1,500	5%
Website hosting & maintenance	705	705	705	100%
Website ADA compliance	145	145	210	69%
Tax collector	124	284	2,256	13%
Total expenditures	<u>5,264</u>	<u>26,495</u>	<u>117,398</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	87,974	74,737	(9,100)	
Net change in fund balances	87,974	74,737	(9,100)	
Fund balances - beginning	85,926	99,163	85,569	
Fund balances - ending	<u>\$173,900</u>	<u>\$ 173,900</u>	<u>\$ 76,469</u>	

*These items will be realized the year after the issuance of bonds.

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND, SERIES 2020
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 232,137	\$ 252,039	\$ 269,630	93%
Interest	571	2,251	-	N/A
Total revenues	<u>232,708</u>	<u>254,290</u>	<u>269,630</u>	94%
EXPENDITURES				
Principal	-	-	100,000	0%
Interest	-	81,538	163,075	50%
Total debt service	<u>-</u>	<u>81,538</u>	<u>263,075</u>	31%
Other fees & charges				
Tax collector	308	706	5,617	13%
Total expenditures	<u>308</u>	<u>82,244</u>	<u>268,692</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	232,400	172,046	938	
Net change in fund balances	232,400	172,046	938	
Fund balances - beginning	205,851	266,205	256,465	
Fund balances - ending	<u>\$ 438,251</u>	<u>\$ 438,251</u>	<u>\$ 257,403</u>	

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND, SERIES 2021
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 326,996	\$ 355,031	\$ 379,812	93%
Interest	276	1,511	-	N/A
Total revenues	<u>327,272</u>	<u>356,542</u>	<u>379,812</u>	94%
EXPENDITURES				
Principal	-	-	155,000	0%
Interest	-	107,861	215,723	50%
Total debt service	<u>-</u>	<u>107,861</u>	<u>370,723</u>	29%
Other fees & charges				
Tax collector	434	995	7,913	13%
Total other fees and charges	<u>434</u>	<u>995</u>	<u>7,913</u>	13%
Total expenditures	<u>434</u>	<u>108,856</u>	<u>378,636</u>	29%
Excess/(deficiency) of revenues over/(under) expenditures	326,838	247,686	1,176	
Net change in fund balances	326,838	247,686	1,176	
Fund balances - beginning	117,588	196,740	186,331	
Fund balances - ending	<u>\$ 444,426</u>	<u>\$ 444,426</u>	<u>\$ 187,507</u>	

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND, SERIES 2020
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 2
Total revenues	<u>-</u>	<u>2</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	2
Net change in fund balances	-	2
Fund balances - beginning	167	165
Fund balances - ending	<u>\$ 167</u>	<u>\$ 167</u>

**SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND, SERIES 2021
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Net change in fund balances	-	-
Fund balances - beginning	-	-
Fund balances - ending	\$ -	\$ -

SUMMERSTONE

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Summerstone Community Development District held a Public Hearing and Regular Meeting on September 26, 2025, at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Present:

Maggie Kuper	Chair
Korey Pickett	Vice Chair
Sandra Jean-Louis	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Ryan Dugan (via telephone)	District Counsel
Olivia Davis	Supervisor Candidate

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:01 a.m. Supervisors Kuper, Pickett and Jean-Louis were present. Supervisor Otero was absent. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment of Olivia Davis Fill
Unexpired Term of Seat 3; Term Expires
November 2026**

Ms. Pickett nominated Olivia Davis to fill Seat 3. No other nominations were made.

On MOTION by Mr. Pickett and seconded by Ms. Kuper, with all in favor, the appointment of Olivia Davis to fill Seat 3, was approved.

Administration of Oath of Office to Appointed Supervisor, (the following to be provided in a separate

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Olivia Davis. She reviewed the following items with Ms. Davis before the meeting:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

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****FOURTH ORDER OF BUSINESS****Consideration of Resolution 2025-13, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-13. Ms. Kuper nominated the following:

Maggie Kuper	Chair
Kory Pickett	Vice Chair
Riley Otero	Assistant Secretary
Sandra Jean-Louis	Assistant Secretary
Olivia Davis	Assistant Secretary

No other nominations were made. The following prior appointments remain unaffected:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Jamie Sanchez	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, Resolution 2025-13, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-14, Amending Resolution 2025-10 to Reset the Date, Time, and Location of the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairperson in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Ms. Davis and seconded by Ms. Kuper, with all in favor, Resolution 2025-14, Amending Resolution 2025-10 to Reset the Date, Time, and Location of the Public Hearing Regarding Proposed Budget for Fiscal Year

2025/2026, Ratifying the Actions of the District Manager and Chairperson in Resetting Such Public Hearing; 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****B. Consideration of Resolution 2025-15, 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**

Ms. Sanchez 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.

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the Public Hearing was closed.

Ms. Sanchez presented Resolution 2025-15 and read the title.

On MOTION by Ms. Kuper and seconded by Ms. Davis, with all in favor, Resolution 2025-15, 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 2025-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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

Ms. Sanchez presented Resolution 2025-16 and read the title.

On MOTION by Ms. Kuper and seconded by Ms. Jean-Louis, with all in favor, Resolution 2025-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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

Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by McDirmit Davis

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted 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 2025-17, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

Ms. Sanchez presented Resolution 2025-17.

On MOTION by Ms. Kuper and seconded by Ms. Davis, with all in favor, Resolution 2025-17, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

NINTH ORDER OF BUSINESS

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

Ms. Sanchez presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives. The required District Engineer annual inspection of the District's infrastructure and related systems is underway.

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

On MOTION by Ms. Kuper and seconded by Ms. Davis, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

TENTH ORDER OF BUSINESS

Ratification of Florida Tow, LLC Towing
Authorization Agreement

- **Rule Relating to Parking and Parking Enforcement**

Ms. Sanchez stated that the Chair previously executed the Florida Tow, LLC Towing Authorization Agreement but Florida Tow had not executed it yet as some aspects were being fine-tuned. The next step is for the Board to evaluate and determine the specific services desired from the towing company.

Mr. Dugan stated that anything related to roadways, the Board is not only choosing which boxes to check on the “Type(s) of Services to be Provided” page, it also deciding whether it will be “roaming” towing or “call-in” towing. The Board will be authorizing the towing company to either tow at its discretion without being asked to come and tow or the towing company only being authorized to tow when requested to do so. He recommended any towing related to the roadways be “call-in” towing. The Board determinations were as follows:

Fire Lanes	Roaming
Taking up 2 Spaces	Call-in
Handicap Violations	Roaming
Guest in Resident Parking	Call-in
Expired/No Tags	Roaming
Expired/No Inspection	N/A
Abandoned/Junk Vehicles	Roaming
Commercial Vehicles	Call-in
Parked on Grass/Curb	Roaming
Blocking Dumpster	Roaming
No Permit	N/A
Expired Permit	N/A
No Guest Permit	N/A
Resident in Guest	Call-in
Resident in Commercial	N/A
Inoperable/Wrecked Vehicle	Roaming
Double Parked	Call-in

195 Altered Permit N/A
196 No Parking Zones Roaming
197 No Commuter N/A
198 No Overnight Parking N/A
199 Customer Parking Only N/A
200 For Sale Vehicles N/A
201 24hrs Items N/A
202 Residents may request removal of vehicles
203 parked in their reserved space. (Signature required) N/A
204 Discussion ensued regarding what hours to authorize roaming towing, such as 24 hours
205 per day or during certain hours of the day and/or night; concerns about the lack of visitor parking;
206 and potential for guests to be towed when visiting a resident even if only for a short time if
207 roaming towing is allowed 24 hours per day.
208 The Board consensus was to allow roaming towing from 11:00 p.m., to 6:00 a.m.
209 Mr. Dugan stated that selecting “roaming” for certain items does not preclude calling the
210 towing company to request a tow.
211 Ms. Sanchez recapped that list and decisions regarding “roaming” or “call-in” towing.
212 The Board consensus was to authorize all CDD Board Members, except Mr. Otero, and
213 one person from the HOA to call the towing company.
214 Mr. Dugan noted that the HOA cannot have vehicles towed from CDD property.
215 The communication will be provided to Mr. Dugan for review before it is provided to the
216 HOA to email to residents. Mr. Dugan suggested posting the final CDD Towing Policy on the
217 website with a corresponding map.

218 **On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the**
219 **Florida Tow, LLC Towing Authorization Agreement and the Rules Related to**
220 **Parking and Parking Enforcement, were ratified.**

221
222
223 **ELEVENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of August 31, 2025

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226 **On MOTION by Ms. Kuper and seconded by Ms. Davis, with all in favor, the**
227 **Unaudited Financial Statements as of August 31, 2025, were accepted.**
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TWELFTH ORDER OF BUSINESS

Approval of April 25, 2025 Regular Meeting Minutes

On MOTION by Ms. Jean-Louis and seconded by Mr. Pickett, with all in favor, the April 25, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Lighthouse Engineering, Inc.

There were no District Counsel or District Engineer reports.

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

- 601 Registered Voters in District as of April 15, 2025
- Property Insurance on Vertical Assets
- Form 1 Submission and Ethics Training

Management will verify that the Board Members filed Form 1.

- Hard Copy Agendas vs Tablets

The Board wishes to continue receiving hard copy agendas.

- NEXT MEETING DATE: October 27, 2025 at 10:00 AM [Genesis Center]

- QUORUM CHECK

The October 27, 2025 meeting will be canceled. The next meeting will be January 26, 2026.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the meeting adjourned at 11:00 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Genesis Center, 38120 15th Ave, Zephyrhills, Florida 33542</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2025 CANCELED	Regular Meeting	10:00 AM
January 26, 2026	Regular Meeting	10:00 AM
February 23, 2026	Regular Meeting	10:00 AM
March 23, 2026	Regular Meeting	10:00 AM
April 27, 2026	Regular Meeting	10:00 AM
June 22, 2026	Regular Meeting	10:00 AM
August 24, 2026	Regular Meeting	10:00 AM
September 28, 2026	Regular Meeting	10:00 AM