

**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

ATTENDEES:

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

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*

- 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

3

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

4

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 unplatte 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

5

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

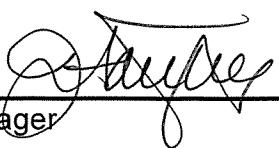
Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

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



Print Name

Janei Sanchez

Date

8/23/24

Chair/Vice Chair, Board of Supervisors



Print Name

Christian Cotter

Date

8/23/24

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

Print Name

Date

Chair/Vice Chair, Board of Supervisors

Print Name

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

TABLE OF CONTENTS

	PAGE NO.
1.1 General Site Description	2
1.2 Purpose and Scope	2
1.3 Public Agency Ownership	2
1.4 Entry Features, Signage and Associated Landscape	2
1.5 Amenity Center and Recreational Facilities	2
1.6 Neighborhood Parks / Pocket Parks with Associated Landscaping	3
1.7 Road Right of Ways and Sidewalks	3
1.8 Stormwater Management Facilities	3
1.9 Conservation / preservation Areas	3
1.10 Long Term Maintenance	4
1.11 Public Facilities	4

Attachment 1 – Project Location Map

Attachment 2 - Photos



MEMORANDUM

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

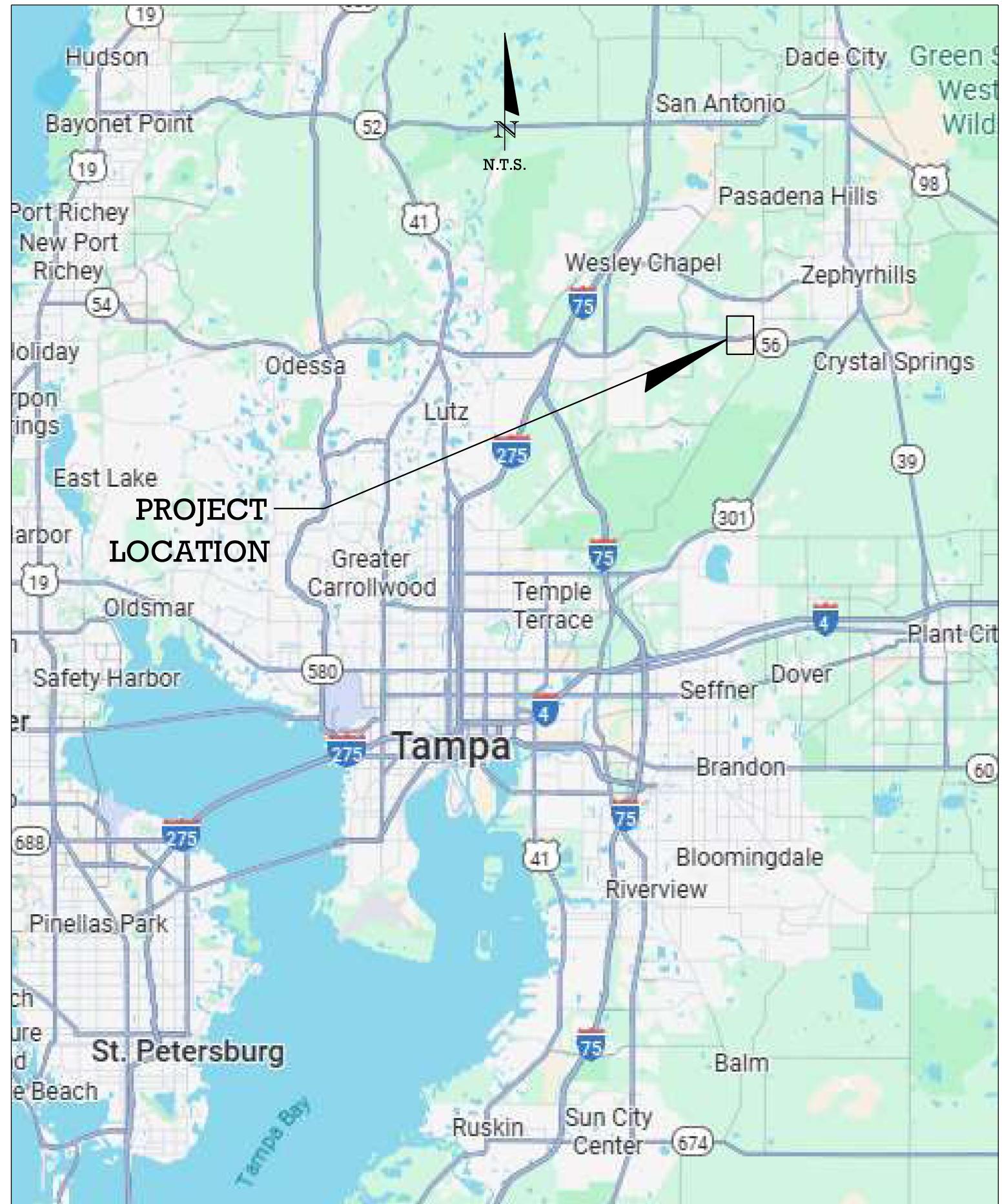
1.10 Long Term Maintenance

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	\$738,414	\$438,251	\$444,426	\$ 167	\$ -	\$ 1,621,258
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	564,514	-	-	-	-	564,514
Fund balances:						
Restricted for:						
Debt service	-	438,251	444,426	-	-	882,677
Capital projects	-	-	-	167	-	167
Unassigned	173,900	-	-	-	-	173,900
Total fund balances	173,900	438,251	444,426	167	-	1,056,744
Total liabilities and fund balances	\$738,414	\$438,251	\$444,426	\$ 167	\$ -	\$ 1,621,258

**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	<hr/> -	<hr/> 2
EXPENDITURES		
Total expenditures	<hr/> -	<hr/> -
Excess/(deficiency) of revenues over/(under) expenditures	<hr/> -	<hr/> 2
Net change in fund balances	<hr/> -	<hr/> 2
Fund balances - beginning	167	165
Fund balances - ending	\$ 167	\$ 167

**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**

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

SUMMERSTONE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

MINUTES OF MEETING

The Board of Supervisors of the Summerstone Community Development District held a Hearing and Regular Meeting on September 26, 2025, at 10:00 a.m., at the Avalon Park 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

19 Ms. Sanchez called the meeting to order at 10:01 a.m. Supervisors Kuper, Pickett and
20 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

30 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**

37 Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath
38 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**

- 41 B. **Membership, Obligations and Responsibilities**
- 42 C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 43 D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public**
- 44 **Officers**

45
46 **FOURTH ORDER OF BUSINESS** Consideration of Resolution 2025-13,
47 Electing and Removing Officers of the
48 District and Providing for an Effective Date

49
50 Ms. Sanchez presented Resolution 2025-13. Ms. Kuper nominated the following:

51	Maggie Kuper	Chair
52	Kory Pickett	Vice Chair
53	Riley Otero	Assistant Secretary
54	Sandra Jean-Louis	Assistant Secretary
55	Olivia Davis	Assistant Secretary

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

57	Craig Wrathell	Secretary
58	Cindy Cerbone	Assistant Secretary
59	Jamie Sanchez	Assistant Secretary
60	Craig Wrathell	Treasurer
61	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.

67 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

80 **2025/2026, Ratifying the Actions of the District Manager and Chairperson in**
81 **Resetting Such Public Hearing; Providing a Severability Clause; and Providing an**
82 **Effective Date, was adopted.**

83

84

85 **SIXTH ORDER OF BUSINESS**

86 **Public Hearing on Adoption of Fiscal Year**
87 **2025/2026 Budget**

88 A. **Proof/Affidavit of Publication**

89 B. **Consideration of Resolution 2025-15, Relating to the Annual Appropriations and**
90 **Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending**
91 **September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

92 Ms. Sanchez reviewed the proposed Fiscal Year 2026 budget, highlighting increases,
93 decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons
94 for any changes.

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

97

98 No affected property owners or members of the public spoke.

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

101

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

103 **On MOTION by Ms. Kuper and seconded by Ms. Davis, with all in favor,**
104 **Resolution 2025-15, Relating to the Annual Appropriations and Adopting the**
105 **Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September**
106 **30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was**
107 **adopted.**

108

109

110 **SEVENTH ORDER OF BUSINESS**

111 **Consideration of Resolution 2025-16,**
112 **Making a Determination of Benefit and**
113 **Imposing Special Assessments for Fiscal**
114 **Year 2025/2026; Providing for the**
115 **Collection and Enforcement of Special**
116 **Assessments, Including but Not Limited to**
117 **Penalties and Interest Thereon; Certifying**
118 **an Assessment Roll; Providing for**
119 **Amendments to the Assessment Roll;**
120 **Providing a Severability Clause; and**
121 **Providing an Effective Date**

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

123 **On MOTION by Ms. Kuper and seconded by Ms. Jean-Louis, with all in favor,**
124 **Resolution 2025-16, Making a Determination of Benefit and Imposing Special**
125 **Assessments for Fiscal Year 2025/2026; Providing for the Collection and**
126 **Enforcement of Special Assessments, Including but Not Limited to Penalties and**
127 **Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to**
128 **the Assessment Roll; Providing a Severability Clause; and Providing an Effective**
129 **Date, was adopted.**

130

131

132 **EIGHTH ORDER OF BUSINESS**

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

135

136 Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September
137 30, 2024 and noted the pertinent information. There were no findings, recommendations,
138 deficiencies on internal control or instances of non-compliance; it was a clean audit.

139 **A. Consideration of Resolution 2025-17, Hereby Accepting the Audited Financial Report for
140 the Fiscal Year Ended September 30, 2024**

141 Ms. Sanchez presented Resolution 2025-17.

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

145

146

147 **NINTH ORDER OF BUSINESS**

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

151

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

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

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

162

163

164 **TENTH ORDER OF BUSINESS**165 **Ratification of Florida Tow, LLC Towing
166 Authorization Agreement**167 • **Rule Relating to Parking and Parking Enforcement**

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

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

178	Fire Lanes	Roaming
179	Taking up 2 Spaces	Call-in
180	Handicap Violations	Roaming
181	Guest in Resident Parking	Call-in
182	Expired/No Tags	Roaming
183	Expired/No Inspection	N/A
184	Abandoned/Junk Vehicles	Roaming
185	Commercial Vehicles	Call-in
186	Parked on Grass/Curb	Roaming
187	Blocking Dumpster	Roaming
188	No Permit	N/A
189	Expired Permit	N/A
190	No Guest Permit	N/A
191	Resident in Guest	Call-in
192	Resident in Commercial	N/A
193	Inoperable/Wrecked Vehicle	Roaming
194	Double Parked	Call-in

SUMMERSTONE CDD	DRAFT	September 26, 2025
------------------------	--------------	---------------------------

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
224		Statements as of August 31, 2025
225		
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.
228		
229		

230 **TWELFTH ORDER OF BUSINESS**Approval of April 25, 2025 Regular Meeting
Minutes

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

235

236

237 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

238

239 **A. District Counsel: Kutak Rock LLP**240 **B. District Engineer: Lighthouse Engineering, Inc.**

241 There were no District Counsel or District Engineer reports.

242 **C. District Manager: Wrathell, Hunt and Associates, LLC**243 • **601 Registered Voters in District as of April 15, 2025**244 • **Property Insurance on Vertical Assets**245 • **Form 1 Submission and Ethics Training**

246 Management will verify that the Board Members filed Form 1.

247 • **Hard Copy Agendas vs Tablets**

248 The Board wishes to continue receiving hard copy agendas.

249 • **NEXT MEETING DATE: October 27, 2025 at 10:00 AM [Genesis Center]**250 ○ **QUORUM CHECK**

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

252 2026.

253

254 **FOURTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

255

256 There were no Board Members' comments or requests.

257

258 **FIFTEENTH ORDER OF BUSINESS** **Public Comments**

259

260 No members of the public spoke.

261

262 **SIXTEENTH ORDER OF BUSINESS** **Adjournment**

263

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

266
267
268
269
270

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

Genesis Center, 38120 15th Ave, Zephyrhills, Florida 33542

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