MINUTES OF MEETING
SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Summerstone Community Development District held a Regular Meeting on January 26, 2026 at 10:00 a.m., at the Genesis Center, 38112 15th Avenue, Zephyrhills, Florida 33542.

Present:	
Maggie Kuper	Chair
Korey Pickett	Vice Chair
Olivia Davis	Assistant Secretary
Riley Otero (via telephone)	Assistant Secretary
Also present:	
Jamie Sanchez	District Manager
Ryan Dugan (via telephone)	District Counsel

FIRST ORDER OF BUSINESS — **Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 10:00 a.m.

Supervisors Kuper, Pickett and Davis were present. Supervisor Otero attended via telephone. Supervisor Jean-Louis was absent.

SECOND ORDER OF BUSINESS — **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS — **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]**

Ms. Sanchez presented Resolution 2026-01. Seats 1 and 3, currently held by Ms. Jean-Louis and Ms. Davis, respectively, will be up for election at the November 2026 General Election.

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, 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, was adopted.

FOURTH ORDER OF BUSINESS **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]**

Ms. Sanchez presented Resolution 2026-02. Seat 5, currently held by Ms. Kuper, will be up for election at the Landowner's meeting.

On MOTION by Ms. Kuper and seconded by Ms. Davos, with all in favor, Resolution 2026-02, Designating November 3, 2026 at 2:00 p.m., at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558, as the 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, was adopted.

FIFTH ORDER OF BUSINESS **Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

A. October 1, 2024 - September 30, 2025

Ms. Sanchez noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

Ms. Sanchez presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

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, were approved.

SIXTH ORDER OF BUSINESS **Ratification of Lighthouse Engineering, Inc. Memorandum RE: Public Facilities Report**

Ms. Sanchez presented the Public Facilities Report Memorandum. This identifies the conditions of the existing facilities owned and maintained by the District.

On MOTION by Ms. Davis and seconded by Mr. Pickett, with all in favor, the Lighthouse Engineering, Inc. Public Facilities Report Memorandum, was ratified.

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of December 31, 2025**

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

EIGHTH ORDER OF BUSINESS **Approval of September 26, 2025 Public Hearing and Regular Meeting Minutes**

In response to a question regarding towing, Ms. Sanchez stated Florida Tow, who was the previous towing company, is no longer servicing the area. Florida Tow recommended 813 Towing, who provides the same services and agreement. She conferred with the Chair outside of the meeting about this. District Counsel drafted a contract with the CDD's terms of agreement and, once the agreement is executed, it will be forwarded to the HOA, with blind copies to the Board.

On MOTION by Ms. Kuper and seconded by Mr. Pickett, with all in favor, the September 26, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Dugan reiterated that Staff will have the new towing company execute a new agreement with the same terms as the previous company. The Board Members confirmed that they are amenable to engaging 813 Towing under the same terms.

B. District Engineer: Lighthouse Engineering, Inc.

There was no report.

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

- **NEXT MEETING DATE: February 23, 2026 at 10:00 AM**
  - **QUORUM CHECK**

TENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Davis and seconded by Ms. Kuper, with all in favor, the meeting adjourned at 10:12 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

___________________________________ ___________________________________
Secretary/Assistant Secretary Chair/Vice Chair