

**MINUTES OF MEETING
ENCLAVE AT LAKE GENEVA
COMMUNITY DEVELOPMENT DISTRICT**

The Enclave at Lake Geneva Community Development District held a Regular Meeting on December 17, 2025 at 1:15 p.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731.

Present:

Tom McNamara
Andon Calhoun
Mary Eberhardt
Tim Bayer

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Chris Conti
Cindy Cerbone
Tucker Mackie (via telephone)
Rick Wohlfarth
Sete Zare (via telephone)
Josh Harrison
Brook Oliva

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
MBS Capital Markets
Axis Development
Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 1:28 p.m.

Supervisors McNamara, Eberhardt, Calhoun and Bayer were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consider Appointment of Brook Oliva to Fill Unexpired Term of Seat 2; Term Expires November 2028

On MOTION by Mr. McNamara and seconded by Mr. Calhoun, with all in favor, the appointment of Brook Oliva to Seat 2, was approved.

- **Administration of Oath of Office (the following will be provided under separate cover)**
Mr. Conti, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Brook Oliva. Ms. Cerbone stated she discussed the following items with Mr. Oliva prior to the meeting:

- A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. **Membership, Obligations and Responsibilities**
- C. **Guide to the 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**

Ms. Mackie urged Mr. Oliva to contact her or District Management with questions or concerns regarding the Sunshine Law or the public records law.

Asked if he is related to an employee of and/or a business affiliate of the Developer, Mr. Oliva replied no.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Conti presented Resolution 2026-01.

The following slate was nominated:

- | | |
|----------------|---------------------|
| Tom McNamara | Chair |
| Andon Calhoun | Vice Chair |
| Tim Bayer | Assistant Secretary |
| Mary Eberhardt | Assistant Secretary |
| Brook Oliva | Assistant Secretary |

No other nominations were made.

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

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

On MOTION by Mr. McNamara and seconded by Mr. Calhoun, with all in favor, Resolution 2026-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Master Engineer’s Report, dated November 2024

Mr. Wohlfarth stated there were no updates to the Master Engineer’s Report, dated November 2024, other than the 2023 repaving project.

Mr. Conti stated the primary reason the Engineer’s and Master Methodology Reports are on the agenda is to levy assessments on the Boundary Amendment lands in the Capital Improvement Plan (CIP) as identified in both Reports. Two public hearings related to the assessments will be set later in the meeting.

SIXTH ORDER OF BUSINESS

Presentation of Master Special Assessment Methodology Report, dated November 18, 2024

Ms. Cerbone stated no changes were made to the Master Special Assessment Methodology Report dated November 18, 2024.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as

Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Conti presented Resolution 2026-02.

Discussion ensued regarding establishing a quorum.

On MOTION by Mr. McNamara and seconded by Mr. Calhoun, with all in favor, Resolution 2026-02, Designating February 4, 2026 at 1:15 p.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731, as the Date, Time, and Location of the Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Paid; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

Mr. Conti presented Resolution 2026-03 and read the title.

On MOTION by Mr. McNamara and seconded by Mr. Calhoun, with all in favor, Resolution 2026-03, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Paid; Designating

Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Enclave at Lake Geneva Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes

Mr. Conti presented Resolution 2026-04.

On MOTION by Mr. McNamara and seconded by Mr. Calhoun, with all in favor, Resolution 2026-04, Setting a Public Hearing for February 4, 2026 at 1:15 p.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Enclave at Lake Geneva Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-05, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [Seats 3, 4 and 5]

This item was deferred to the next meeting.

ELEVENTH ORDER OF BUSINESS

Consideration of Fruitland Park Development IV, LLC Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property

Ms. Mackie stated, while it is anticipated that the District will perform most of the construction of all the projects noted on the agenda, it is still necessary to have the Acquisition

Agreement as it relates to work product or anything that might come up in the future, such as the obligations and the rights of all parties, as clearly set forth. The Agreement was provided to the Landowner, in advance, for review and feedback and Staff has yet to receive any comments.

It was noted that the Landowner has no comments on this Agreement and executed the it as the Landowner.

On MOTION by Mr. McNamara and seconded by Mr. Calhoun, with all in favor, the Fruitland Park Development IV, LLC Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property, was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Fruitland Park Development IV, LLC, Construction Funding Agreement

Ms. Mackie stated, if the bond proceeds are not sufficient to cover the work that is identified in the construction contract, the District will enter into a Construction Funding Agreement with the Landowner that provides for the advance provision of funds prior to financing and then, to the extent that the District has an active Construction Agreement after the expenditure of all bond proceeds, the Landowner will continue to provide for the payment of those costs for the District in accordance with the Construction Contract.

As the Landowner, Mr. Harrison stated he reviewed, executed and witnessed the Contract and there is an executed term sheet with the lender for the said purpose of funding the difference between the CDD and the Developer’s portion of funds required.

On MOTION by Mr. McNamara and seconded by Mr. Calhoun, with all in favor, the Fruitland Park Development IV, LLC, Construction Funding Agreement, was approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of Assignment of Construction Agreement [Enclave at Lake Geneva Parcels A-H]

Mr. Conti presented the Assignment of Construction Agreement for Enclave at Lake Geneva Parcels A-H. Ms. Mackie stated, to the extent that any Board representatives have an

ownership or employment relationship with the Developer, it is necessary to declare that on the record, as it would be a conflict.

It was noted that Ms. Eberhardt, Mr. McNamara and Mr. Bayer have conflicts. Ms. Mackie stated the three Board Members named must abstain from voting on this item. The remaining two Board Members can consider and vote on this item.

On MOTION by Mr. Oliva and seconded by Mr. Calhoun, with Mr. Oliva and Mr. Calhoun in favor and Ms. Eberhardt, Mr. McNamara and Mr. Bayer abstaining due to a conflict, the Assignment of Construction Agreement for Enclave at Lake Geneva Parcels A-H, was approved.

Ms. Mackie stated that the three Supervisors that abstained must complete, sign and submit Form 8B disclosing their conflict of interest.

FOURTEENTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

Mr. Conti presented the Goals and Objectives Reporting Performance Measures and Standards for the following fiscal years:

- A. **October 1, 2024 - September 30, 2025**
- B. **October 1, 2025 - September 30, 2026**

On MOTION by Mr. McNamara and seconded by Mr. Bayer, with all in favor, the 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

This item was deferred.

SIXTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2025

On MOTION by Mr. McNamara and seconded by Mr. Bayer, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.

SEVENTEENTH ORDER OF BUSINESS

Approval of July 16, 2025 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes

On MOTION by Mr. Calhoun and seconded by Mr. McNamara, with all in favor, the July 16, 2025 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

EIGHTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Mackie stated, in addition to the public hearings, the Board will consider the Delegated Award Resolution related to the bond issuance at the February 4, 2026 meeting.

Discussion ensued regarding the bond closing date, future meeting dates, bond issuance timeline, a conference call between Staff and the Developer to discuss the bonds, the construction project, payment requisitions, direct purchase order, Builder’s risk insurance and who will serve as Procurement Manager on the construction project.

Ms. Cerbone will arrange and schedule the conference call.

Asked when a Contractor’s Acknowledgement and Acceptance of Assignment and Release form must be filled out, Ms. Mackie stated they should be filled out as soon as possible.

B. District Engineer: Wohlfarth Consulting Group, LLC

There was no report.

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

• **Form 1 Submission and Ethics Training**

Mr. Conti reminded the Board Member to complete the required four hours of ethics training by December 31 2025.

• **NEXT MEETING DATE: January 21, 2026 at 1:15 PM**

○ **QUORUM CHECK**

The January 21, 2026 meeting will be cancelled. The next meeting will be held on February 4, 2026.

NINETEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWENTIETH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bayer and seconded by Mr. Calhoun, with all in favor, the meeting adjourned at 2:14 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair