

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

The Enclave at Lake Geneva Community Development District held Public Hearings and a Regular Meeting on February 4, 2026 at 1:15 p.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731.

**Present:**

Tom McNamara  
Andon Calhoun  
Brook Oliva  
Tim Bayer

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Chris Conti  
Tucker Mackie (via telephone)  
Rick Wohlfarth  
Sara Zare (via telephone)  
Misty Taylor  
Josh Harrison  
Roger Briggs  
Brenda Aro  
James Aro

District Manager  
District Counsel  
District Engineer  
MBS Capital Markets  
Bond Counsel  
Axis Development  
Resident  
Resident  
Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Conti called the meeting to order at 1:15 p.m.

Supervisors McNamara, Oliva, Calhoun and Bayer were present. Ms. Eberhardt was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2026-08, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Enclave at Lake Geneva Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Conti presented Resolution 2026-08 and stated this is for the Expansion Parcel.

Ms. Mackie stated, in connection with the boundary amendment that added the expansion area, this item authorizes the District to utilize the Uniform Method for collecting assessments on that area, once certified for collection.

**On MOTION by Mr. McNamara and seconded by Mr. Bayer, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Mr. McNamara and seconded by Mr. Oliva, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. McNamara and seconded by Mr. Oliva, with all in favor, Resolution 2026-08, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Enclave at Lake Geneva Community Development District in**

Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

**A. Affidavit/Proof of Publication**

**B. Mailed Notice to Property Owner(s)**

These items were included for informational purposes.

**C. Master Engineer’s Report (for informational purposes)**

Ms. Mackie stated the Engineer’s Report in the agenda is unchanged from the version presented in connection with the prior assessment process. The only difference is this includes the land within the boundary, as certain expansion parcels were previously identified in the original Engineer’s Report.

The following questions were asked and answered:

**Ms. Mackie:** Are the estimated costs of the project to be financed by the District reasonable and proper?

**Mr. Wohlfarth:** Yes.

**Ms. Mackie:** Is there any reason that the project should not be carried out by the District?

**Mr. Wohlfarth:** No.

**D. Master Special Assessment Methodology Report (for informational purposes)**

The following questions were asked and answered:

**Ms. Mackie:** Do the lands subject to the assessment receive a special benefit from the District’s Capital Improvement Program (CIP) as modified?

**Mr. Conti:** Yes.

**Ms. Mackie:** Are those special assessments reasonably apportioned amongst the lands subject to receive those special assessments?

**Mr. Conti:** Yes.

**Ms. Mackie:** Is it reasonable, proper and just to assess the costs of the CIP against the lands in the District in accordance with the methodology?

**Mr. Conti:** Yes.

**Ms. Mackie:** Will those benefits received by the lands be equal to or in excess of the assessments when allocated as set forth in the methodology?

**Mr. Conti:** Yes.

**Ms. Mackie:** Is it in the best interest of the District for the assessments to be paid and collected in accordance with the methodology and the District’s assessment resolution?

**Mr. Conti:** Yes.

**On MOTION by Mr. Calhoun and seconded by Mr. McNamara, with all in favor, the Public Hearing was opened.**

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

**On MOTION by Mr. McNamara and seconded by Mr. Bayer, with all in favor, the Public Hearing was closed.**

- E. **Consideration of Resolution 2026-09, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions For Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Mr. Conti presented Resolution 2026-09 and read the title.

**On MOTION by Mr. McNamara and seconded by Mr. Bayer, with all in favor, Resolution 2026-09, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions For Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Presentation of First Supplemental Special Assessment Methodology Report**

Mr. Conti presented the First Supplemental Special Assessment Methodology Report dated February 4, 2026. He noted the following:

- The land within the District currently consists of approximately 145.07 +/- acres.
- The Development Plan for the District’s existing boundaries envisions 157 single-family 40’ units and 264 single-family 50’ units, for a total of 421 residential units.
- The estimated of the CIP costs are \$18,315,000.
- The Series 2026 bonds are in an estimated amount of \$15,030,00 to finance a portion of the CIP costs in the estimated total amount of \$12,808,731.86.

Mr. Conti reviewed the Appendix Tables and noted that the cost of issuance under “Financing Assumptions” should be \$200,000, instead of \$300,600, but it does line up with the costs of issuance line item on the Sources and Uses of Funds Table.

**On MOTION by Mr. McNamara and seconded by Mr. Oliva, with all in favor, the First Supplemental Special Assessment Methodology Report, in substantial form, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-07, Authorizing the Issuance of Not to Exceed \$20,500,000 Aggregate Principal Amount of Enclave at Lake Geneva Community Development District Special Assessment**

**Revenue Bonds, in One or More Series (the “Series 2026 Bonds”); Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2026 Bonds; Appointing an Underwriter; Approving the Form of and Authorizing the Execution and delivery of a Bond Purchase Agreement With Respect to the Series 2026 Bonds and Awarding the Series 2026 Bonds to the Underwriter Named Therein Pursuant to the Parameters Set Forth in this Resolution; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum and Its Use By the Underwriter in Connection With the Offering for Sale of the Series 2026 Bonds and Approving the Execution and Delivery of a Final Limited Offering Memorandum; Authorizing the Execution and Delivery of a Continuing Disclosure Agreement and the Appointment of a Dissemination Agent; Providing for the Application of Series 2026 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Series 2026 Bonds; Appointing a Trustee, Bond Registrar and Paying Agent; Providing for the Registration of the Series 2026 Bonds Pursuant to the DTC Book-Entry System; Determining Certain Details With Respect to the Series 2026 Bonds; and Providing an Effective Date**

Ms. Taylor stated that, when the District was first established, the Board adopted a Master Bond Resolution and went through the bond validation process. This resolution is subsequent to that validation. She presented Resolution 2026-07, which accomplishes the following:

- Authorizes issuance of bonds in a not to exceed amount of \$20.5 million.

- Approves various documents that will be used to market, price and sell the bonds, including the offering document and the bond purchase contract.
- Appoints US Bank as the Trustee, approves the form of Trust Indenture, and authorizes the Chair, Vice Chair and others to approve final changes to the documents and execute any documents necessary to issue the bonds, subject to the parameters set forth.

**On MOTION by Mr. McNamara and seconded by Mr. Bayer, with all in favor, Resolution 2026-07, Authorizing the Issuance of Not to Exceed \$20,500,000 Aggregate Principal Amount of Enclave at Lake Geneva Community Development District Special Assessment Revenue Bonds, in One or More Series (the “Series 2026 Bonds”); Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2026 Bonds; Appointing an Underwriter; Approving the Form of and Authorizing the Execution and delivery of a Bond Purchase Agreement With Respect to the Series 2026 Bonds and Awarding the Series 2026 Bonds to the Underwriter Named Therein Pursuant to the Parameters Set Forth in this Resolution; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum and Its Use By the Underwriter in Connection With the Offering for Sale of the Series 2026 Bonds and Approving the Execution and Delivery of a Final Limited Offering Memorandum; Authorizing the Execution and Delivery of a Continuing Disclosure Agreement and the Appointment of a Dissemination Agent; Providing for the Application of Series 2026 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Series 2026 Bonds; Appointing a Trustee, Bond Registrar and Paying Agent; Providing for the Registration of the Series 2026 Bonds Pursuant to the DTC Book-Entry System; Determining Certain Details With Respect to the Series 2026 Bonds; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Cost Share Agreement between District and Fruitland Park Development IV, LLC for the Construction of Infrastructure Improvements**

Ms. Mackie stated this item is not needed. Rather than entering into a cost-share agreement with the Developer whereby the Developer pays for portions of the work, the process can be simplified by a change order to the contract to remove that work, which will be performed under a separate agreement between the contractor and the private developer.

**EIGHTH 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 [November 3, 2026 - Seats 3, 4 and 5]**

Mr. Conti presented Resolution 2026-05. Seats 3, 4 and 5, held by Mr. McNamara, Mr. Bayer and Ms. Eberhardt, respectively, will be up for election at the Landowners' Election.

**On MOTION by Mr. McNamara and seconded by Mr. Bayer, with all in favor, Resolution 2026-05, Designating November 3, 2026 at 1:00 p.m., at the City of Minneola City Hall, 800 North US Highway 27, Minneola, Florida 34715, as the Date, Time, and Location for the Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.**

**NINTH 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.

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2025**

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

**ELEVENTH ORDER OF BUSINESS**

**Approval of December 17, 2025 Regular Meeting Minutes**

**On MOTION by Mr. McNamara and seconded by Mr. Bayer, with all in favor, the December 17, 2025 Regular Meeting Minutes, as presented, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Regarding the bond issuance timeline, Ms. Mackie stated Staff should gather signatures from the Chair at the March 18, 2026 meeting. Ms. Taylor stated the final assessment report and supplemental assessment resolution will be approved at the next meeting.

**B. District Engineer: Wohlfarth Consulting Group, LLC**

There was no report.

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

- **NEXT MEETING DATE: March \_\_\_, 2026 at \_\_\_:\_\_\_ A/PM**
  - **QUORUM CHECK**

The next meeting will be held on March 18, 2026 at 1:15 PM.

- **Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (for information purposes)**

In preparation for presenting the proposed Fiscal Year 2027 budget, Mr. Conti asked if the CDD will own any completed assets or improvements in Fiscal Year 2027.

Mr. McNamara replied affirmatively. He noted that Josh Harrison will be the Field Operations point person.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Member comments or requests.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

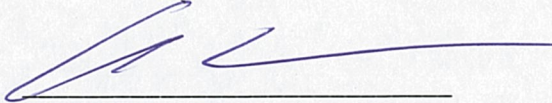
**On MOTION by Mr. McNamara and seconded by Mr. Calhoun, with all in favor, the meeting adjourned at 1:45 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair