

**MINUTES OF MEETING
PINERY COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Pinery Community Development District held a Public Hearing and Regular Meeting on November 18, 2025 at 10:00 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

Present:

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|----------------------------------|---------------------|
| Bill Kouwenhoven (via telephone) | Chair |
| Stuart Young | Vice Chair |
| David Langhout | Assistant Secretary |
| Robert Bosarge | Assistant Secretary |

Also present:

| | |
|---------------------------------|------------------------------------|
| Cindy Cerbone | District Manager |
| Chris Conti | Wrathell, Hunt and Associates, LLC |
| Jere Earlywine (via telephone) | District Counsel |
| Brian Surak (via telephone) | District Engineer |
| Cynthia Wilhelm (via telephone) | Bond Counsel |
| Sabrina Bosarge | Member of the Public |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 11:30 a.m.

Supervisors Young, Langhout and Bosarge were present. Supervisor Kouwenhoven attended via telephone. Supervisor-Elect Brian was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to John Brian [Seat 3] (the following to be provided under separate cover)

This item will remain on the agenda until John Brian is sworn in.

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
- 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

Ratification of Resolution 2025-33, Electing and Removing Certain Officers of the District, and Providing for an Effective Date

Mr. Conti presented Resolution 2025-33.

The previously approved slate is as follows:

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|---------------------|------------------|
| Chair | Bill Kouwenhoven |
| Vice Chair | Stuart Young |
| Assistant Secretary | John Brian |
| Assistant Secretary | David Langhout |
| Assistant Secretary | Robert Bosarge |
| Secretary | Craig Wrathell |
| Assistant Secretary | Chris Conti |
| Assistant Secretary | Cindy Cerbone |
| Treasurer | Craig Wrathell |
| Assistant Treasurer | Jeffrey Pinder |

On MOTION by Mr. Young and seconded by Mr. Bosarge, with all in favor, Resolution 2025-33, Electing and Removing Certain Officers of the District, and Providing for an Effective Date, was ratified.

FIFTH 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. Engineer’s Report (for informational purposes)

The Engineer’s Report was included for informational purposes.

Mr. Earlywine stated the Engineer’s Report and the Assessment Methodology Report referenced below were both presented in detail at the last meeting. Findings are made in Resolution 2025-06 such that that there is sufficient benefit from the project, as defined by the Engineer’s Report, to the property within the boundaries of the District to justify the assessments and the Assessment Methodology makes a finding that the assessments are fairly and reasonably allocated. All the findings are in those Reports as well as in Resolution 2026-06.

D. Amended and Restated Master Special Assessment Methodology Report (for informational purposes)

The Amended and Restated Master Special Assessment Methodology Report was included for informational purposes.

On MOTION by Mr. Bosarge and seconded by Mr. Young, 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.

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, the Public Hearing was closed.

- **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.

Ms. Cerbone stated the only change to the Methodology Report since the last meeting was the addition of acreage that was not included. The assessment amounts did not change.

E. Consideration of Resolution 2026-06, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of

Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

Mr. Conti presented Resolution 2026-06.

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, Resolution 2026-06, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Presentation of First Supplemental Engineer’s Report

Regarding the Sixth, Seventh and Eighth Orders of Business, Mr. Earlywine stated normally these would be adopted after the assessment hearing but, in this case, they were approved at the last meeting to be sure to have authorization to post the bond offering statement. The idea was, if the permits were received early, the offering statement could have been posted, and the bond closing process could proceed. He stated, as these items were presented in detail at the last meeting and approved/adopted, they are included for the sake of completeness and because the most recent versions of the Reports contain updated acreage figures.

Mr. Earlywine stated the only updates to the Engineer’s Report were that the legal description and acreage were updated as applicable.

On MOTION by Mr. Bosarge and seconded by Mr. Langhout, with all in favor, the First Supplemental Engineer’s Report dated October 2025, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of First Supplemental Special Assessment Methodology Report

Mr. Earlywine stated, other than the legal description and acreage updates, as applicable, the only other update was to the True-Up provisions to deal with the new acreage.

Mr. Conti presented the First Supplemental Special Assessment Methodology Report dated October 9, 2025 and noted the following:

- Assessment Area One accounts for approximately 226.129 +/-acres.
- Assessment Area One accounts for 684 residential units.

On MOTION by Mr. Bosarge and seconded by Mr. Langhout, with all in favor, the First Supplemental Special Assessment Methodology Report, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Setting Forth the Specific Terms of the District’s Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Ms. Cerbone stated Resolution 2026-02 was deferred at the last meeting.

Mr. Conti presented Resolution 2026-02.

The Resolution number change from 2026-02 to 2026-07 is addressed following the motion box.

On MOTION by Mr. Bosarge and seconded by Mr. Langhout, with all in favor, Resolution 2026-07, Setting Forth the Specific Terms of the District’s Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

Mr. Earlywine suggested changing the Resolution number from 2026-02 to 2026-07 to avoid confusion in the chronology of the process.

Ms. Cerbone stated the Resolution title will be changed from “2026-02” to “2026-07” and will be reflected in the motion box, since the adoption included the Resolution number change.

NINTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

- A. Affidavit of Publication**
- B. RFQ Package**

These items were included for informational purposes.

C. Respondents

Ms. Cerbone discussed the responses received from the respondents.

- I. Alliant Engineering, Inc.**
- II. Clearview Land Design, P.L.**

D. Competitive Selection Criteria/Ranking

Mr. Conti stated that the Board can jointly score and rank the respondents or do so individually. The Board agreed to jointly score and rank the respondents. The scores and ranking were as follows:

- #1 Clearview Land Design, P.L. 95 Points
- #2 Alliant Engineering, Inc. 75 Points

E. Award of Contract

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, ranking Clearview Land Design, P.L., as the #1 ranked respondent to the RFQ for Engineering Services, awarding the Engineering Services Contract to Clearview Land Design, P.L., authorizing Staff to negotiate a contract and engage Clearview Land Design, P.L., Inc., and authorizing the Chair or Vice Chair to execute, subject to presenting the Contract/Agreement for ratification at the next meeting, was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Conti presented Resolution 2026-04. The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: Fourth Tuesday of each month.

TIME: 3:00 PM

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Ratification of Assignment of Contractor Agreement [Seville Project]

Mr. Earlywine stated that this Assignment is standard.

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, the Assignment of the Contractor Agreement for the Seville Project, including the execution of the Assignment and of the Contractor Agreement, was ratified.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statement as of September 30, 2025

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, Unaudited Financial Statement as of September 30, 2025, were accepted.

FOURTEENTH ORDER OF BUSINESS

Approval of October 9, 2025 Special Meeting Minutes

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, the October 9, 2025 Special Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine asked about the status of the permits. It was noted that progress is being made; the hope is to have them by December 2025, but January 2026 is more likely.

Discussion ensued regarding the status of permit, shop drawings, ordering materials, when the bonds can be issued, and other bond-related matters.

B. District Engineer (Interim): Clearview Land Design, P.L.

There was no report.

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

- **Form 1 Submission and Ethics Training**

Ms. Cerbone reminded the new Board Members to file Form 1. She noted that the new Board Members do not need to complete the ethics training this year, but other Board Members must complete the required four hours of training by December 31, 2025.

- **Goals and Objectives Reporting**
- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting dated will be determined.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS

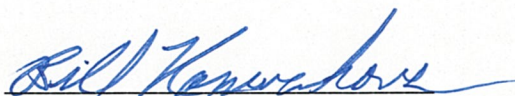
Adjournment

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| <p>On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, the meeting adjourned at 10:29 a.m.</p> |
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair