MINUTES OF MEETING
KEPLER ROAD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Kepler Road Community Development District was held Tuesday, **August 26, 2025** at 10:30 a.m. at the Gateway Center for the Arts, 880 Highway 17, DeBary, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Michelle Rigoni *by phone*	District Counsel
Sean Fortier *by phone*	District Engineer, Kelly, Collins & Gentry, Inc.
Rob Szozda	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Iorio called the meeting to order at 10:30 a.m. and called roll. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint stated there were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the April 14, 2025 Board of Supervisors Meeting**

Mr. Flint presented the minutes from the April 14, 2025, Board of Supervisors meeting and asked for any comments or corrections.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Minutes of the April 14, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-06 Resetting the Date, Time, and Location of the Fiscal Year 2026 Budget Public Hearing**

Mr. Flint stated this resolution resets the date and time for the FY26 budget public hearing. He noted that the location will stay the same.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2025-06 Resetting the Date & Time of the Fiscal Year 2026 Budget Public Hearing – the Location Stays the Same, was approved.

FIFTH ORDER OF BUSINESS **Public Hearings**

Mr. Flint asked for a motion to open the budget public hearings.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint stated the public hearing is open. There are no members of the public present to provide comment.

A. Consideration of Resolution 2025-07 Adopting the District's Fiscal Year 2026 Budget and Appropriating Funds

Mr. Flint stated the budget is attached to Resolution 2025-07. A portion of this budget is admin only; a portion is admin and maintenance and there is a developer contribution component to balance it. This is the first time O&M assessments will be levied. Mailed notice was sent out to all of the property owners notifying them of the date, time and place of the public hearing. It was also advertised in accordance with the statutes. He asked for any questions on the resolution or the budget.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2025-07 Adopting the District's Fiscal Year 2026 Budget and Appropriating Funds, was approved.

B. Consideration of Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated two exhibits are attached to Resolution 2025-08. The first resolution is the budget that was just approved and the second resolution is the assessment roll. There are no members of the public present to provide comment.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint asked for a motion to close the public hearing.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearings, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Budget Funding Agreement**

Mr. Flint stated the form of this agreement is similar to what the Board has seen in the past. Ms. Rigoni stated because of the District's ability to levy at a targeted assessment amount and the developer contribution, dependent on the assurance that the related landowners buy out this funding agreement would agree to pay those funds as necessary. This form is in final form and has already been fully executed so looking for a motion to ratify the agreement.

> On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, the Fiscal Year 2026 Budget Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS **Acceptance of Fiscal Year 2024 Financial Audit Report**

Mr. Flint stated the CDD is a government entity that is required to have an annual independent audit. Grau & Associates was selected as the auditor. This was completed and filed with the state by June 30th. He asked for acceptance of the report and ratification of its transmittal. It is a clean audit.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, Accepting the Fiscal Year 2024 Financial Audit Report, was approved.

EIGHTH ORDER OF BUSINESS **Presentation of Series 2024 Arbitrage Rebate Proposal**

Mr. Flint stated the IRS requires the District to demonstrate they haven't earned more interest than they have paid. The Board retained AMTEC to perform that calculation. AMTEC was asked to provide pricing for five years. It is $450 per year. He asked for any questions on the proposal.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, the Series 2024 Arbitrage Rebate Proposal, was approved.

NINTH ORDER OF BUSINESS **Consideration of Fiscal Year 2025 Audit Engagement Letter with Grau & Associates**

Mr. Flint stated this is the engagement for Grau to perform the Fiscal Year 2025 audit. FY25 ends on September 30th. When audit services were bid out, Grau provided five years of fees. There fee is a NTE $4,400.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the Fiscal Year 2025 Audit Engagement Letter from Grau & Associates, was approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Rigoni had nothing to report but offered to answer any questions.

B. Engineer

Mr. Fortier updated the Board on status of construction. Mr. Iorio asked for a quick update on Phases 2 & 3. Mr. Fortier stated Phases 2 & 3 are about to commence any day.

C. District Manager's Report

i. Balance Sheet & Income Statement

Mr. Flint presented the unaudited financials. There is no action required by the Board.

ii. Ratification of Funding Request No. 21

Mr. Flint noted funding request No. 21 was submitted under the developers funding agreement.

> On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Funding Request No. 21, was ratified.

iii. Presentation of Registered Voters – 0

Mr. Flint noted each year the District is required to announce the number of registered voters. As of April 15^{th}, Kepler Road had zero registered voters.

iv. Approval of Fiscal Year 2026 Meeting Schedule

Mr. Flint stated a meeting schedule was prepared that is consistent with the current practice of meeting on the second Monday of each month at 11:00 a.m. in this location.

> On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

v. District Goals and Objectives

a. Adoption of Fiscal Year 2026 Goals & Objectives

Mr. Flint stated legislature adopted a requirement that Special Districts approve goals and objectives annually. Fiscal Year 2026 goals & objectives are the same as Fiscal Year 2025 with the exception of adding infrastructure and facilities maintenance. The two goals under the category deal with the field manager site inspections and the annual District Engineers information that they are required to do under the Indenture.

> On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Adoption of Fiscal Year 2026 Goals & Objectives, was approved.

b. Presentation of Fiscal Year 2025 Goals & Objectives Authorizing Chair to Execute

Mr. Flint stated for the current year the District is required to report on their performance on the goals & objectives for FY25. The fiscal year is not over. This item asks that the Board delegate authority to the Chair to execute that report once the fiscal year is over. It will be brought back for ratification.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Accepting the Fiscal Year 2025 Goals & Objectives Authorizing Chair to Execute, was approved.

D. Field Manager's Report

Mr. Szozda reviewed the Field Managers Report. He reviewed quotes from Blade Runners and Juniper. Blade Runners was about $10K cheaper than Juniper for maintaining. He recommended staying with Blade Runners going forward.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, to Continue with Blade Runners & Direct Counsel to Prepare a Contract, was approved.

Mr. Szozda reviewed quotes from Applied Aquatics and Solitude. Both had similar bids. Applied Aquatics is $375 per month.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Applied Aquatics Proposal, was approved.

ELEVENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS **Supervisors Requests**

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Beasley seconded by Mr. Franklin with all in favor, the meeting was adjourned.

DocuSigned by:
George Flint
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Secretary/Assistant Secretary

DocuSigned by:
Tony Iorio
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Chairman/Vice Chairman