MINUTES OF MEETING
ESPLANADE AT WELLEN PARK
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Esplanade at Wellen Park Community Development District was held on Thursday, February 12, 2026, at the offices of Taylor Morrison, 551 N. Cattlemen Road, Suite 200, Sarasota, Florida 34232. It began at 10:15 a.m. and was presided over by Mr. John Wollard, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

John Wollard	Chairperson
Ron Schwied	Vice Chairperson
Adam Dirkhising	Assistant Secretary
Brian Hughes	Assistant Secretary

Absent:

Eric van Schaik	Assistant Secretary

Also present were:

James P. Ward	District Manager
Ashley Ligas	District Attorney
Sete Zare	MBS Capital

Audience:

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

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

Mr. Ward called the meeting to order at approximately 10:15 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Schaik, constituting a quorum.

SECOND ORDER OF BUSINESS **Consideration of Minutes**

January 13, 2025 – Regular Meeting

Mr. Ward asked if there were any corrections, additions, or deletions for the minutes; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the January 13, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS Consideration of Resolution 2026-2

Consideration of Resolution 2026-2, a Resolution of the Esplanade at Wellen Park Community Development District Authorizing the issuance of not exceeding $16,000,000 in aggregate principal amount of its Capital Improvement Revenue Bonds, Series 2026, the proceeds of which will be applied to finance a portion of the cost of a series project consisting of certain public infrastructure and facilities benefiting certain District Lands, Paying a portion of the interest coming due on the Series 2026 Bonds, Funding the applicable series reserve account for the Series 2026 Bonds, and paying costs of issuance of the Series 2026 Bonds, as more fully described herein; reaffirming the form of Master Trust Indenture and approving the form of a First Supplemental Trust Indenture In Connection With The Series 2026 Bonds and authorizing the execution thereof; Ratifying the appointment of a Trustee, Paying Agent and Bond Registrar for the Series 2026 Bonds; Providing for redemption of the Series 2026 Bonds; Authorizing the application of the proceeds of the Series 2026 Bonds; Approving the form, and authorizing execution, of a Bond Purchase Contract providing for the negotiated sale of the Series 2026 Bonds; Delegating to the Chairperson or Vice-Chairperson, or in their absence any member of the Board of Supervisors, the authority to award the Series 2026 Bonds within the parameters specified herein; Approving the form, and authorizing the use, of a Preliminary Limited Offering Memorandum for the Series 2026 Bonds; Approving the distribution of a Final Limited Offering memorandum for the Series 2026 Bonds and the execution thereof; Approving the form, and authorizing execution, of A Continuing Disclosure Agreement; Authorizing preparation of Preliminary and Final Supplemental Assessment Methodology Reports and a Supplement to the Master Engineer's Report and the use of such reports in the Preliminary Limited Offering Memorandum and Final Limited Offering Memorandum, as applicable, for the Series 2026 Bonds; Providing for miscellaneous matters and authority; providing for severability; and providing an effective date

Mr. Ward: The rest of the Agenda items are related to your Series 2026 bonds that we are doing. The first resolution is 2026-2 which is the authorizing resolution which authorizes the Board to issue an amount not to exceed $16 million dollars in aggregate principal proceeds of the bonds, authorizes the project identified in the Master Engineer's Report and the supplemental reports, authorizes the issuance, authorizes the use of a Master Assessment Methodology and a supplemental assessment methodology for purposes of the bonds itself, approves the distribution of the final offering memorandum, continuing disclosure agreement, the final supplemental assessment methodology report and engineer's report for use, and authorizes the limited offering memorandum for your Series 2026 bonds. Both the Resolution and the forms of the documents are attached. I will just note these are forms of documents and they will change as we get closer to the actual issuance of the bonds. The Resolution also authorizes Staff to take any actions necessary to modify or amend any of the documents attached. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2026-2 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS Consideration of Resolution 2026-3

Consideration of Resolution 2026-3, a Resolution of Esplanade at Wellen Park Community Development District Approving the District's Post-Issuance Compliance Guide for Tax-Exempt Bonds; and Providing an Effective Date

Mr. Ward: Resolution 2026-3 is the post issuance compliance guidelines for tax exempt bonds. This is a standard document we have used on all of our district bonds. It puts on record what the authorizations are under 501C-3 for purposes of the tax law. It tells us what we can finance more than what we can't finance. What we can finance is considered in this particular resolution. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2026-3 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2026-4

Consideration of Resolution 2026-4, a Resolution of the Esplanade at Wellen Park Community Development District setting forth the specific terms of the District's Capital Improvement Revenue Bonds, Series 2026; 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

Mr. Ward: Resolution 2026-4 is the supplemental assessment resolution with delegation of authority. This essentially indicates once we issue the bonds, all of the final documents that we use which are supplemental methodology, supplemental engineer's report, the limited offering memorandum and all of the other documents associated with the issuance are approved in advance pursuant to this resolution, and then we attach all of the documents to this resolution once we finish the issuance of the bonds and close on the issuance of the bonds. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS Consideration of Acquisition Agreement

Consideration of an Acquisition Agreement between Taylor Morrison of Florida, Inc. and the Esplanade at Wellen Park Community Development District acquiring certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District

Mr. Ward: The Acquisition Agreement allows the District to acquire facilities in advance of board meetings and once the engineer begins the process of providing the backup documentation to fund a requisition for you, we do requisitions, and we fund them pursuant to the Acquisition Agreement. Essentially the Acquisition Agreement identifies the specific improvements which are also identified in the Engineer's Report and the rest of the documents I described to you today. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the Acquisition Agreement was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

a) Important Meeting Dates for Fiscal Year 2026

- **Next Meeting: Tuesday March 10, 2026 – Regular Meeting**
- **Tuesday, May 12, 2026 – proposed Public Hearing: Budget for FY 2027**

b) Financial Report for the period ending January 31, 2026 (unaudited)

No report.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

Mr. Ward asked if there were any Supervisor's requests; there were none.

NINTH ORDER OF BUSINESS Audience Comments

Mr. Ward asked if there were any audience comments; there were none.

TENTH ORDER OF BUSINESS **Adjournment**

Mr. Ward adjourned the meeting at approximately 10:23 a.m.

On MOTION made by John Wollard, seconded by Ron Schweid, and with all in favor, the meeting was adjourned.

Esplanade at Wellen Park Community Development District

James P. Ward
James P. Ward (Mar 13, 2026 12:23:52 EDT)
James P. Ward, Secretary

John Wollard
John Wollard (Mar 11, 2026 09:35:39 EDT)
John Wollard, Chairperson

EWP - Minutes 2/12/2026

Final Audit Report 2026-03-13

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