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 Tuesday, May 12, 2026 at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232. It began at 1:15 p.m. and was presided over by Mr. Ron Schwied, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Ron Schwied	Chairperson
Adam Dirkhising	Vice Chairperson
Brian Hughes	Assistant Secretary

Also present were:

James P. Ward	District Manager
Jere Earlywine	District Attorney
Victor Barbosa	District Engineer

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 1:21 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS **Acceptance of Resignations**

Acceptance of the Resignations of Mr. John Wollard from Seat 1, which became effective May 1, 2026, whose term is set to expire November 2029, and Mr. Eric van Schaik from Seat 5, which became effective May 8, 2026, whose term is set to expire November 2027. Discussion of individuals to fill Seat 1 and Seat 5.

a) **Appointment of individuals to fill Seat 1 and Seat 5**
b) **Oath of Office**
c) **Guide to the Sunshine Law and Code of Ethics for Public Employees**
d) **Sample of E-filed Form 1 – Statement of Financial Interests**

Mr. Ward called for a motion to accept the resignation of Mr. John Wollard.

On MOTION made by Ron Schwied, seconded by Brian Hughes, and with all in favor, the Resignation of Mr. John Wollard was accepted into the record.

Mr. Ward called for a motion to accept the resignation of Mr. Eric van Schaik.

On MOTION made by Ron Schwied, seconded by Brian Hughes, and with all in favor, the Resignation of Mr. Eric van Schaik was accepted into the record.

Mr. Ward explained the Board could now appoint two individuals to fill the empty seats by simple motion, second and approval. He asked if the Board was ready to appoint or would like to defer this item until the next meeting.

The Board chose to defer this item until the next meeting.

THIRD ORDER OF BUSINESS Consideration of Resolution 2026-7

Consideration of Resolution 2026-7, a Resolution of the Board of Supervisors re-designating the officers of the Esplanade at Wellen Park Community Development District

Mr. Ward asked how the Board wished to re-designate the officers of the Board.

The Board chose to appoint Mr. Ron Schwied as Chairperson, Mr. Adam Dirkhising as Vice Chairperson and Mr. Brian Hughes as Assistant Secretary with Mr. Ward as Secretary and Treasurer.

On MOTION made by Ron Schwied, seconded by Brian Hughes, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS Consideration of Minutes

March 10, 2026 – 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 Ron Schwied, seconded by Brian Hughes, and with all in favor, the March 10, 2026 Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2026-8

Consideration of Resolution 2026-8, a Resolution of the Esplanade at Wellen Park Community Development District confirming and approving the actions of the Chairman and District Staff regarding the acquisition of certain Earthwork Improvements; and addressing severability and an effective date

Mr. Ward indicated Resolution 2026-8 confirmed and ratified the actions of the Chairperson and Staff regarding the acquisition of certain earthwork improvements. He indicated the agenda included an attachment which showed the location of the improvements. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schwied, seconded by Brian Hughes, and with all in favor, Resolution 2026-8 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2026-9

Consideration of Resolution 2026-9, a Resolution of the Esplanade at Wellen Park Community Development District approving the agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; authorizing the Chairperson to execute the Agreements; providing general authorization; and addressing conflicts, severability, and an effective date.

Mr. Ward stated he sold his firm to PFM Management Services LLC and PFM Financial Advisors LLC; the sale became effective April 9, 2026. He explained Resolution 2026-9 transferred the JPWard and Associates LLC agreements over to PFM. He indicated the scope of services and fee structures remained the same. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schwied, seconded by Brian Hughes, and with all in favor, Resolution 2026-9 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

- **a) Supervisor of Elections Qualified Elector Report dated April 15, 2026**
- **b) Important Meeting Dates for Fiscal Year 2026**
  - **Tuesday, June 9, 2026 – Public Hearing: Budget for FY 2027**
- **c) Financial Report for the period ending March 31, 2026 (unaudited)**
- **d) Financial Report for the period ending April 30, 2026 (unaudited)**

Mr. Ward stated according to the Supervisor of Elections the District had zero registered voters as of April 15, 2026. He noted this statistic would become significant when two thresholds were met: 250 registered voters and six years from the date of CDD establishment at which point the CDD would begin the transition from landowners to qualified electors. He stated there was no action required at this time.

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 1:28 p.m.

On MOTION made by Ron Schwied, seconded by Brian Hughes, and with all in favor, the meeting was adjourned.

Esplanade at Wellen Park Community Development District

Signature: James Ward
James Ward (Jul 17, 2026 08:37:45 EDT)
Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Ronald Schwied
Ronald Schwied (Jul 23, 2026 12:55:08 EDT)
Email: rschwied@taylormorrison.com

Ron Schwied, Chairperson

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Final Audit Report 2026-07-23

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