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, August 19, 2025, at 2:00 P.M. at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232. It began at 2:00 p.m. and was presided over by John Wollard, Chairperson, with 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
Jere Earlywine	District Attorney

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 THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

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

Mr. James Ward called the meeting to order at approximately 2:11 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor van Schaik, constituting a quorum.

SECOND ORDER OF BUSINESS **Consideration of Minutes**

I. June 18, 2025 – Landowners Meeting
II. June 18, 2025 – Organizational 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 Schweid, seconded by Brian Hughes, and with all in favor, the June 18, 2025 Landowners Meeting and the June 18, 2025 Organizational Meeting Minutes were approved.

THIRD ORDER OF BUSINESS PUBLIC HEARINGS

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

I. FISCAL YEAR 2025 AND 2026 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Ron Schweid, seconded by Brian Hughes, and with all in favor, the Public Hearing was opened.

Mr. Ward indicated the two budgets were related to fiscal year 2025, and fiscal year 2026. He stated both budgets were funded by an agreement between the District and Taylor Morrison. He noted Taylor Morrison would pay up to the expenditures in the budget, meaning Taylor Morrison would only fund the actual money spent to run the District up to the amounts indicated within the budget. He asked if there were any questions or comments; there were none. He called for a motion to close the public hearing.

On MOTION made by Ron Schweid, seconded by Brian Hughes, and with all in favor, the Public Hearing was closed.

II. Board Comment

There were no Board comments.

III. Consideration of Resolution 2025-22, the Board of Supervisors of the Esplanade at Wellen Park Community Development District adopting the annual appropriation and budget for Fiscal Year 2025 and Fiscal Year 2026

Mr. Ward called for a motion.

On MOTION made by Ron Schweid, seconded by Brian Hughes, and with all in favor, Resolution 2025-22 was adopted, and the Chair was authorized to sign.

II. CONFIRMING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*

a) Public Comment and Testimony

Mr. Ward: This is the process we must go through in order to put assessments for this District on the tax rolls. Statute requires we have a public hearing saying we will utilize the method of collection which means we will put them on the tax roll. Once you adopt this Resolution, the Resolution will set up another procedure where we notify the State of Florida, as well as the Property Appraiser and Tax Collector in this County, that we intend to utilize the method of collection. It will then trigger uniform agreements with the Tax Collector and Property Appraiser. Those will come back to you at another board meeting in the future, then we will finish the process, and you can put your assessments on the tax rolls in November 2026. By that time, we should have bonds issued, likely in the first quarter or second quarter of next year and then we will go on roll for any capital and/or operating assessments.

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Ron Schweid, seconded by Brian Hughes, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any questions from the Board; there were none. He noted there were no members of the public present. He called for a motion to close the public hearing.

On MOTION made by Ron Schweid, seconded by Brian Hughes, and with all in favor, the Public Hearing was closed.

b) Board Comment and Consideration

There was no Board comment.

c) Consideration of Resolution 2025-23, a Resolution of the Board of Supervisors of the Esplanade at Wellen Park Community Development District confirming the Districts intent to utilize the Uniform Method of levying, collecting, and enforcing non- ad valorem assessments which may be levied by the LT Ranch South Community Development District

Mr. Ward called for a motion.

On MOTION made by Ron Schweid, seconded by Brian Hughes, and with all in favor, Resolution 2025-23 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS Consideration of Agreement

Consideration of a Budget Funding Agreement between Taylor Morrison of Florida, Inc., and the District to fund the District's Fiscal Year 2025 & 2026 General Fund Operating Budgets in lieu of the District levying assessments

Mr. Ward stated next was consideration of the agreement between Taylor Morrison and the District to fund the fiscal year 2025 and Fiscal Year 2026 budgets. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schweid, seconded by Brian Hughes, and with all in favor, the Budget Funding Agreement was approved.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2025-24

Consideration of Resolution 2025-24, a Resolution of the Board of Supervisors of the Esplanade at Wellen Park Community Development District declaring special assessments, designating the nature and location of the proposed improvements, declaring the total estimated cost of the improvements the portion to be paid by assessments, and the manner and timing in which the assessments are to be paid, designating the lands upon which the assessments shall be levied, providing for an assessment plat and a preliminary assessment roll, addressing the setting of a public hearing for Tuesday, October 14, 2025 at 2:00 P.M., at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232, and providing for publication

Mr. Ward stated Resolution 2025-24 started the assessment process for capital assessments for the entire District. He noted attached there were two reports, one an Engineer's Report prepared by Atwell, LLC which identified the number of units which could be constructed within the boundaries of the District; it also identified the costs and types of infrastructure which could be financed through public bonds for the project. He indicated the total cost with respect to the types of infrastructure which could be financed was around $83 million dollars; the types of infrastructure identified included conservation area, reclaim irrigation water system, perimeter hardscaping, landscaping, public roadways, stormwater and sanitary facilities, etc. He stated the second report was the Master Special Assessment Methodology Report which took both the cost of the infrastructure identified in the Engineer's Report and the number of lots which could be constructed within the District, and the types of units, and then ran these numbers through the Methodology to determine how much each of the homes would be assessed. He noted the cost of financing and cost of issuance would be added to the money spent on infrastructure (estimated $83 million dollars) and this was amortized over 30 years and divided between the lots. He stated as such the District could levy up to $98,365,000 million dollars in par debt on the lots within the District. He noted from this number capital assessments would be determined; these numbers ranged anywhere from $87,000 dollars per unit for a twin villa, to upwards of $207,000 dollars for the larger lots; the assessments would range from $6,775 dollars per unit up to $16,091 dollars per unit per year. He said these were the maximum numbers; generally, developers tended to issue debt substantively under these maximum numbers. He said if all the money could not be financed, then the developer would contribute the differential amount. He indicated this Resolution started the process by declaring the special assessments and then went through a process to determine what the District would do with the Engineer's Report and with the Special Assessment Methodology. He stated this also triggered mailed notice to the property owners affected, which in this case was Taylor Morrison, and a public hearing would be held on October 14, 2025 with respect to the assessments at 1:15 p.m. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schweid, seconded by Brian Hughes, and with all in favor, Resolution 2025-24 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2025-25

Consideration of Resolution 2025-25, a Resolution of the Esplanade at Wellen Park Community Development District Authorizing the issuance of its Capital Improvement Revenue Bonds, in one or more Series, in an aggregate principal amount not exceeding $98,365,000 to finance the cost of public infrastructure and facilities benefiting District Lands and/or acquiring related interests in land and for refunding purposes; approving the form of a Master Trust Indenture relating to the Bonds and authorizing execution of the Master Trust Indenture; providing for indentures supplemental thereto; appointing a Trustee, Paying Agent and Bond Registrar for the Bonds; Approving the form of and authorizing execution of the Bonds; Authorizing the application of the proceeds of the Bonds; Authorizing Judicial validation of the Bonds; providing for severability; and providing an effective date

Mr. Jere Earlywine stated this Resolution authorized the filing of a complaint for purposes of seeking the validation of the long-term debt not to exceed $98,365,000 million dollars and authorized issuance of the bonds as well.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schweid, seconded by Brian Hughes, and with all in favor, Resolution 2025-25 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Consideration of Resolution 2025-26

Consideration of Resolution 2025-26, a Resolution of the Board of Supervisors Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Esplanade at Wellen Park Community Development District, and providing for an effective date

Mr. Ward indicated Resolution 2025-26 ratified, confirmed and approved the recording of the Notice of Establishment related to the Esplanade at Wellen Park CDD. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schweid, seconded by Brian Hughes, and with all in favor, Resolution 2025-26 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS Ranking of Engineers

Ranking of engineering proposals to serve as District Engineer and consideration and approval of a Master Engineering Services Agreement

a) **Ranking of engineering proposals**
b) **Consideration and approval of the form of Master Engineering Services Agreement between the Esplanade at Wellen Park Community Development District and the chosen firm for Engineering Services**

Mr. Ward indicated the CDD authorized Staff to advertise for proposals from engineers. He reported two proposals were received, one from Atwell Engineering and one from Alliant Engineering. He indicated there was a point-based process included in the Agenda Package and based on the total points the CDD should rank the firms one and two, and the number one ranked firm would be chosen as the District Engineer. He explained there were 20 points available to each for ability of personnel, proposals, experience, understanding of scope of work, ability to furnish required services, and pricing. He noted Atwell Engineering had the most experience for the job. He asked if the Board agreed to assign Atwell 20 points and Alliant 18 points.

The CDD agreed.

On MOTION made by Ron Schweid, seconded by Brian Hughes, and with all in favor, Atwell Engineering was ranked number one and Alliant was ranked number two.

Mr. Ward indicated he had one more Resolution to add, Resolution 2025-27, which redesignated the meeting time to 1:15 p.m. the second Tuesday of every month at the offices of Taylor Morrison, 551 Cattlemen Road, Suite 200, Sarasota, Florida 34232. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ron Schweid, seconded by Brian Hughes, and with all in favor, Resolution 2025-27 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Mr. Earlywine: We are going to file that validation complaint this week. They will appoint a judge, and it will take a couple of months to get a hearing date. Then we should easily be ready to issue bonds by January.

II. District Engineer

No report.

III. District Manager

a) Board Meeting Dates for Balance of Fiscal Year 2025

1) Public Hearings:

1. Initial Capital Assessments – Tuesday, October 14, 2025, 1:15 P.M.

No report.

TENTH ORDER OF BUSINESS Supervisor's Requests

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

ELEVENTH ORDER OF BUSINESS Audience Comments

Public Comments: - Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Mr. Ward asked if there were any public comments; there were none. There were no members of the public present.

TWELFTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 2:26 p.m.

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

Esplanade at Wellen Park Community Development District

James P. Ward

James P. Ward, Secretary

John Wollard

John Wollard (Oct 29, 2025 10:29:58 EDT)

John Wollard, Chairperson

EWP - Meeting Minutes 6/19/25

Final Audit Report 2025-10-29

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