

**MINUTES OF MEETING
FIRETHORN
COMMUNITY DEVELOPMENT DISTRICT**

The Organizational Meeting of the Board of Supervisors of the Firethorn Community Development District was held on Tuesday, January 14, 2025, at 10:00 A.M. at the Country Inn & Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.

Present:

Tina Golub

Mike Piendel

Matt Sawyer

Marc Ferlita

Corrin Godlevske

Chairperson

Vice Chairperson

Assistant Secretary

Assistant Secretary

Assistant Secretary

Absent:

Also present were:

James P. Ward

Jere Earlywine

Victor Barbosa

JPWard & Associates

District Attorney

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. James P. Ward called the meeting to order at approximately 10:00 a.m. He reported all Members of the Board who were appointed in the ordinance establishing the District were present, with the exception of Mr. Fisher, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Organizational Meeting

The meeting was duly noticed.

THIRD ORDER OF BUSINESS

Oath of Office

Initial Board Members named in Ordinance 24-78 of the Board of County Commissioners, dated December 13, 2024, establishing the Firethorn Community Development District

- a) Oath of Office**
- b) Guide to the Sunshine Amendment and Code of Ethics**
- c) Form 1 – Statement of Financial Interests. (2024 Changes to the Law and filing requirements)**

As a notary public, Mr. Ward administered the Oath of Office to the appointed Members of the Board who were present. He asked each to sign the Oath and return it to himself for inclusion in the record. He noted the Board Members sat on other Boards and were familiar with the Guide to the Sunshine Amendment and Code of Ethics. He indicated the Board Members would be required to amend their existing Form 1 on the Ethics website. He stated Staff would send the Board Members an email with appropriate instructions. He stated he received an email from Mr. Fisher who was appointed in the Ordinance establishing the District; Mr. Fisher did not wish to serve on the Board and resigned effective immediately. He noted the balance of the Board could appoint an individual to serve the unexpired term of Mr. Fisher, which was only 90 days because a landowner's meeting would be held shortly to appoint the permanent Board. He asked who the Board wished to appoint.

On MOTION made by Mike Piendel, seconded by Matt Sawyer, and with all in favor, Corinn Godlevske was appointed to fill the unexpired term of Mr. Fisher.

Mr. Ward administered the Oath of Office to Ms. Corinn Godlevske. He asked Ms. Godlevske to sign and return the Oath to himself for inclusion in the record. He noted Ms. Godlevske would also receive an email with Form 1 instructions from Staff.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-1

Consideration of Resolution 2025-1, a Resolution of the Board of Supervisors designating certain officers of the Firethorn Community Development District

Mr. Ward asked the Board to choose a Chairperson, Vice Chairperson, and Assistant Secretaries.

The Board chose to appoint Tina Golub as Chairperson, Mike Piendel as Vice Chairperson, the remaining Board Members as Assistant Secretaries, and Mr. Ward as Secretary and Treasurer.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, Resolution 2025-1 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-2

Consideration of Resolution 2025-2, a Resolution of the Board of Supervisors Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Firethorn Community Development District, and providing for an effective date

Mr. Ward read through the above and stated this resolution was in order and recommended for consideration.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-3

Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors retaining JPWard & Associates, LLC, as the District Manager

Mr. Ward indicated there were five professional staff members the District would retain, the first was the District Manager. He indicated his firm would serve as the District Manager. He stated Jere Earlywine would serve as the District Attorney. He stated the firm of Atwell would serve as the interim District Engineer and the resolution authorized preparation of the Engineer's Report for the Capital Improvement Program. He reported later in the Agenda the Board would authorize an RFP to retain a District Engineer on a permanent basis. He noted MBS Capital Markets would be retained as the underwriter and Holland and Knight as Bond Counsel. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mike Piendel, seconded by Matt Sawyer, and with all in favor, Resolution 2025-3 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-4

Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors retaining Kutak Rock LLP, as District Counsel

Mr. Ward called for a motion.

On MOTION made by Mike Piendel, seconded by Matt Sawyer, and with all in favor, Resolution 2025-4 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-5

Consideration of Resolution 2025-5, a Resolution of the Board of Supervisors designating ATWELL Inc., as interim District Engineer, and authorizing the preparation of the District's Engineer's Report for the Capital Improvement Program for the District

Mr. Ward called for a motion.

On MOTION made by Mike Piendel, seconded by Matt Sawyer, and with all in favor, Resolution 2025-5 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-6

Consideration of Resolution 2025-6, a Resolution of the Board of Supervisors designating MBS Capital Markets, LLC as District Underwriter

Mr. Ward called for a motion.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, Resolution 2025-6 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-7

Consideration of Resolution 2025-7, a Resolution of the Board of Supervisors designating Holland & Knight as Bond Counsel

Mr. Ward called for a motion.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, Resolution 2025-7 was adopted, and the Chair was authorized to sign.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-8

Consideration of Resolution 2025-8, a Resolution of the Board of Supervisors designating the Registered Agent, designating the office of the Registered Agent, and designation of the office of record for Firethorn Community Development District

Mr. Ward noted the next item designated the Registered Agent and office of the Registered Agent. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, Resolution 2025-8 was adopted, and the Chair was authorized to sign.

TWELFTH ORDER OF BUSINESS**Consideration of Resolution 2025-9**

Consideration of Resolution 2025-9, a Resolution of the Board of Supervisors setting forth the policy regarding the support and legal defense of the Board of Supervisors and District officers

Mr. Ward noted this Item set forth the legal defense of the Board of Supervisors and District Officers. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, Resolution 2025-9 was adopted, and the Chair was authorized to sign.

THIRTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-10**

Consideration of Resolution 2025-10, a Resolution of the Board of Supervisors adopting an electronic records policy and policy on the use of electronic signatures

Mr. Ward noted this Item adopted the electronic record policy and policy on the use of electronic signatures. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, Resolution 2025-10 was adopted, and the Chair was authorized to sign.

FOURTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-11**

Consideration of Resolution 2025-11, a Resolution of the Board of Supervisors designating a Qualified Public Depository pursuant to Chapter 280 Florida Statutes, authorizing signatories on the account, authorizing the number of the signatories on the qualified depository account

Mr. Ward stated this Item designated Truist as the Qualified Public Depository. He noted this was only related to the general accounts; bond accounts would be handled differently. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, Resolution 2025-11 was adopted, and the Chair was authorized to sign.

FIFTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-12**

Consideration of Resolution 2025-12, a Resolution of the Board of Supervisors authorizing the District Manager to advertise a Request for Qualification (RFQ), pursuant to the Chapter 287.055 F.S. (Consultants Competitive Negotiations Act) for a District Engineer

Mr. Ward noted this Item authorized the District Manager to advertise an RFQ for a permanent District Engineer. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, Resolution 2025-12 was adopted, and the Chair was authorized to sign.

SIXTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-13**

Consideration of Resolution 2025-13, a Resolution of the Board of Supervisors providing for the Public's opportunity to be heard, designating a public comment period, designating a procedure to identify individual seeking to be heard, addressing public decorum, addressing exceptions

Mr. Ward indicated this Item provided opportunities for the public to be heard during Board Meetings. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, Resolution 2025-13 was adopted, and the Chair was authorized to sign.

SEVENTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-14**

Consideration of Resolution 2025-14, a Resolution of the Board of Supervisors designating the Regular Meeting dates, time, and location for Fiscal Year 2025. The proposed meeting schedule will be for the first Thursday of each month at 10:00 A.M. at the Country Inn & Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203

Mr. Ward stated this Item designated the regular Board Meeting dates, time, and location for the first Thursday of every month at 10:00 a.m. at the Country Inn & Suites. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2025-14 was adopted, and the Chair was authorized to sign.

EIGHTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-15**

Consideration of Resolution 2025-15, a Resolution of the Board of Supervisors, designating the date, time, and location for the Landowners Meeting for Thursday, May 1, 2025, at 10:00 A.M., at the Country Inn & Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203

Mr. Ward stated this Item designated the date, time and location of the Landowners Meeting for Thursday May 1, 2025 at 10:00 a.m. at the Country Inn & Suites. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2025-15 was adopted, and the Chair was authorized to sign.

NINETEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-16

Consideration of Resolution 2025-16, a Resolution of the Board of Supervisors designating a date, time, and location of a public hearing regarding 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. The Public Hearing is scheduled for Thursday, May 1, 2025, at 10:00 A.M., at the Country Inn & Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203

Mr. Ward stated this Item designated a date, time and location of a public hearing regarding the use of a uniform method for levy, collection and enforcement of assessments. He explained this allowed the District to put the District assessments on the property tax rolls of the County. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2025-16 was adopted, and the Chair was authorized to sign.

TWENTIETH ORDER OF BUSINESS

Consideration of Resolution 2025-17

Consideration of Resolution 2025-17, a Resolution of the Board of Supervisors adopting the Alternative Investment Guidelines for Investing Public Funds in excess of amount needed to meet current operating expenses, in accordance with Section 218.415(17), Florida Statutes

Mr. Ward stated this Item adopted the alternative investment guidelines for investing public funds. He noted this was only for the operating accounts; the bond accounts would come under a separate bond indenture at some point in the future. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, Resolution 2025-17 was adopted, and the Chair was authorized to sign.

TWENTY FIRST ORDER OF BUSINESS**Consideration of Resolution 2025-18**

Consideration of Resolution 2025-18, a Resolution of the Board of Supervisors granting authority to the Chairperson or Vice Chairperson to execute real and personal property conveyances and dedications documents, and plats and other document related to the development of the District's improvements, subject to the approval of the District Manager, District Engineer and District Counsel is legal, consistent with the District's improvement plan and necessary for the development of the Improvements

Mr. Ward noted this Item authorized the Chair and Vice Chair to execute conveyances in advance of Board Meetings which would then come before the Board for ratification. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mike Piendel, seconded by Matt Sawyer, and with all in favor, Resolution 2025-18 was adopted, and the Chair was authorized to sign.

TWENTY SECOND ORDER OF BUSINESS**Consideration of Resolution 2025-19**

Consideration of Resolution 2025-19, a Resolution of the Board of Supervisors of the Firethorn Community Development District authorizing the execution and delivery of an agreement regarding the acquisition of certain work product, infrastructure and real property; authorizing the proper Officials to do all things deemed necessary in connection with the execution of such agreement; and providing for severability, conflicts, and an effective date

Mr. Ward noted this Item was an agreement between the District and Taylor Morrison.

Mr. Jere Earlywine explained this was the acquisition agreement and was standard in form. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, Resolution 2025-19 was adopted, and the Chair was authorized to sign.

TWENTY THIRD ORDER OF BUSINESS**Consideration of Resolution 2025-20**

Consideration of Resolution 2025-20, a Resolution of the Board of Supervisors approving the Fiscal Year 2025 Proposed Budget for and setting a Public Hearing for Thursday, May 1, 2025, at 10:00 A.M., at the Country Inn & Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203

Mr. Ward stated this Item approved the proposed budget and set the public hearing for Thursday May 1, 2025 at 10:00 a.m. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, Resolution 2025-20 was adopted, and the Chair was authorized to sign.

TWENTY FOURTH ORDER OF BUSINESS**Consideration of Budget Funding Agreement**

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

Mr. Ward stated this Item was the funding agreement between the District and Taylor Morrison to fund the general fund operations in lieu of levying assessments. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, the Budget Funding Agreement was approved.

TWENTY FIFTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

Mr. Jere Earlywine asked how Taylor Morrison was doing on project approvals and construction starts.

Mr. Piendel: We are doing okay. We've started (indecipherable).

Mr. Earlywine: Oh, wow, so you have a ton of infrastructure in already. Okay. We need to go ahead and acquire that. I will go ahead and set a call with you and Atwell and Jim. I heard from Drew that you were looking for bonds in the second quarter. Does that sound right?

Mr. Piendel: We didn't have that discussion but –

Mr. Earlywine: That sounds about right. It's going to take four or five months to get through bond validation. Jim, I know you have already talked about when you want to do that. I know you're waiting for the Engineer's report. What's your sense of timing there?

Mr. Ward: If we can get the Engineer's Report out within the next week, we could probably start the process at your next Board Meeting.

Discussion ensued regarding the timing of the bonds.

Mr. Victor Barbosa: I tried to send the Engineer's Report out before this meeting, but I'm just putting some finishing touches on it, adding the exhibits, appendices. There are still a couple that I'm waiting on, so I should be able to send the draft out by the end of this week.

Mr. Ward: That's perfect. That will give us the ability to start at your next board meeting.

Mr. Earlywine: We will try to start in February and then file that week, and then we are back in June or July. We may have the hearing by May, but it's a 30 day appeal period after the hearing, so that's why it will be June or July. It's all driven by the court calendar. There's an advertising period. So, you file the complaint. Obviously, you have to have the complaint authorized by the board first. Katie will file the complaint that same week and then you have to get a court judge appointed which takes a week or two, and then you have to get your hearing date, and you have to coordinate that with the Assistant State Attorney. That takes a couple of weeks. By the time you get that done, that's about a month, and then there's a 30 day advertising period, and you have to find a court date that's open, so that's usually around 3 months, and then there's the 30 day appeal period on the back end of it. It's tight. And it depends on the judge you get, too.

Mr. Ward: Getting the Engineer's Report and my report done is critical because we'd like to validate both of those documents.

II. District Engineer

No report.

III. District Manager

a) Board Meeting Dates for Balance of Fiscal Year 2025

- i. Landowners and Regular Meeting – May 1, 2025, at 10:00 A.M.**
- ii. Public Hearings:**
 - 1. Uniform Method of Collection – May 1, 2025, at 10:00 A.M.**
 - 2. Fiscal Year 2025 Budget – May 1, 2025, at 10:00 A.M.**

Mr. Ward: Remember May 1 is an important date to get on your calendars. We will send you out calendar invites, but those meetings cannot be changed at this point.

TWENTY SIXTH ORDER OF BUSINESS

Supervisor's Requests

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

TWENTY SEVENTH ORDER OF BUSINESS

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

There were no public comments.

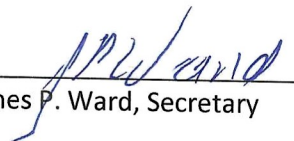
TWENTY EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 10:22 a.m.

On MOTION made by Matt Sawyer, seconded by Mike Piendel, and with all in favor, the Meeting was adjourned.

Firethorn Community Development District


James P. Ward, Secretary


Tina Golub, Chairperson