

**MINUTES OF MEETING
FIRETHORN
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Firethorn Community Development District was held on Wednesday, February 18, 2026 at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. It began at 9:30 a.m. and was presided over by Mr. Josh Tepper, Chairperson, and James P. Ward as Secretary.

Present:

Josh Tepper	Chairperson
Tina Golub	Vice Chairperson
Corrin Godlevske	Assistant Secretary
Matt Sawyer	Assistant Secretary

Absent:

Mike Piendel	Assistant Secretary
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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

Mr. Ward called the meeting to order at approximately 9:30 a.m. He reported all Members of the Board were present, with the exception of Supervisor Piendel, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Award of Bid

Consideration of Award of Bid for the Acquisition of Street Lights and approval of a Street Light Installation Agreement.

a) Ranking of Street Light proposals

Mr. Ward indicated a Request for Proposals was sent out; it was consistent with the RFP from Phase 1. He said this RFP was for 132 additional streetlights within the Community. He reported two proposals were received, one from Clear World LLC and one from SolarPath. He explained how the RFP process worked. He stated the Clear World proposal included all required filings requested, including the pricing sheet. He stated the price was \$662,500 dollars for the lights including installation and shipping costs. He

noted SolarPath quoted \$396,000 dollars; however, the proposal was an email stating the price was an estimate of the street light cost. He explained SolarPath did not meet the requirements set forth in the proposal, particularly the qualification portion. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Josh Tepper, seconded by Corrin Godlevske, and with all in favor, Clear World was ranked number one, and SolarPath was rejected.

b) Consideration and approval of the form of Street Light Installation Agreement between the Firethorn Community Development District and the chosen vendor

Mr. Ward indicated this was the exact same agreement used for the original streetlight installation. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Matt Sawyer, seconded by Josh Tepper, and with all in favor, the Agreement was approved.

THIRD ORDER OF BUSINESS

Consideration of Agreement

Consideration of First Amendment to Purchase Order and Installation Agreement for Streetlights

Discussion ensued regarding whether the amendment was needed; it was determined to be unnecessary.

Mr. Jere Earlywine noted UES should perform a certification of the streetlights.

Mr. Ward agreed. He said he believed the certification was included in the Agreement.

Mr. Tepper noted Taylor Morrison paid for the installation.

Mr. Ward concurred. He explained the process noting Taylor Morrison could be reimbursed for the installation from bond proceeds or other proceeds as appropriate.

FOURTH 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: Thursday, March 5, 2026**
- **Thursday, April 2, 2026 - Public Hearing: Fiscal Year 2027 Budget**

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

Mr. Ward stated he did not believe a meeting would be needed in March. He reminded the Board of the public hearing on April 2nd and noted this date could not be changed.

FIFTH ORDER OF BUSINESS

Supervisor’s Requests

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

SIXTH ORDER OF BUSINESS

Public Comments

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

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 9:39 a.m.

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

Firethorn Community Development District

James P. Ward

James P. Ward (Apr 15, 2026 08:15:17 EDT)

James P. Ward, Secretary

Josh Tepper

Josh Tepper (Apr 6, 2026 15:12:06 EDT)

Josh Tepper, Chairperson