

**MINUTES OF MEETING
FIRETHORN
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Firethorn Community Development District was held on Thursday, April 2, 2026 at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221. It began at 2:30 p.m. and was presided over by Mr. Josh Tepper, Chairperson, and Cori Dissinger representing JPWard and Associates, LLC.

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:

Cori Dissinger	JPWard & Associates
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. Dissinger called the meeting to order at approximately 2:36 p.m. He reported all Members of the Board were present, with the exception of Supervisor Piendel, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearings and Regular Meeting

THIRD ORDER OF BUSINESS

Consideration of Minutes

I. February 5, 2026 - Regular Meeting Minutes

II. February 18, 2026 - Regular Meeting Minutes

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

On MOTION made by Matt Sawyer, seconded by Corrin Godlevske, and with all in favor, the February 5, 2026 Regular Meeting Minutes were approved.

On MOTION made by Matt Sawyer, seconded by Tina Golub, and with all in favor, the February 18, 2026 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

FISCAL YEAR 2027 BUDGET

I. Public Comment and Testimony

Mr. Dissinger asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget; there were none. He noted there were no members of the public present in person or on audio or video. He closed the public hearing.

II. Board Comment

Mr. Dissinger asked if there were any Board questions; there were none.

III. Consideration of Resolution 2026-6, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027

Mr. Dissinger called for a motion to approve the budget beginning October 1, 2026 and ending on September 30, 2027.

On MOTION made by Matt Sawyer, seconded by Josh Tepper, and with all in favor, Resolution 2026-6 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

I. Public Comment and Testimony

Mr. Dissinger asked if there were any members of the public present in person, or on audio or video with questions; there were none. He noted there were no members of the public present in person or on audio or video. He closed the public hearing.

II. Board Comment

Mr. Dissinger noted Resolution 2026-7 set the assessment rate for the general fund and adopted an assessment roll. He asked if there were any questions; there were none.

III. Consideration of Resolution 2026-7, a Resolution of the Board of Supervisors imposing special assessments, and certifying an assessment roll

Mr. Dissinger called for a motion.

On MOTION made by Matt Sawyer, seconded by Josh Tepper, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.

IV. Consideration of Resolution 2026-8, a Resolution of the Board of Supervisors establishing an operation and maintenance assessment cap for notice purposes only

Mr. Dissinger stated Resolution 2026-8 established a cap rate. He explained mailed notice would be required if the assessment rate ever went above the cap rate. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Josh Tepper, seconded by Matt Sawyer, and with all in favor, Resolution 2026-8 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-9****Consideration of Resolution 2026-9, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027**

Mr. Dissinger noted the meeting dates, time and location would remain the same. He asked if there were any questions.

Mr. Matt Sawyer asked for the meeting calendar invites to be sent out for the whole year.

On MOTION made by Matt Sawyer, seconded by Josh Tepper, and with all in favor, Resolution 2026-9 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Jere Earlywine: We are working on that right-of-way agreement with the County. That's out for signature now. I am happy to answer any questions. There were none.

II. District Engineer

No report.

III. District Manager

a) Important Meeting dates for fiscal year 2026

- **NEXT MEETING: Thursday, May 7, 2026**

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

c) Financial Statements for period ending February 28, 2026 (unaudited)

No report.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There were no Supervisor's requests.

EIGHTH ORDER OF BUSINESS

Public Comments

There were no public comments.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Dissinger adjourned the meeting at approximately 2:41 p.m.

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

Firethorn Community Development District

Signature: James Ward

James Ward (Jul 17, 2026 08:39:21 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Tina Golub

Tina Golub (Jul 13, 2026 13:21:43 EDT)

Email: tgolub@taylormorrison.com

Tina Golub, Chairperson

FRN - Minutes 04 02 2026 - For Signature

Final Audit Report

2026-07-17

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