

**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, November 6, 2025, 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 James P. Ward as Secretary.

Present:

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

Absent:

Mike Piendel	Assistant Secretary
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Also present were:

James P. Ward	JPWard & Associates
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 these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS

Call to Order

Mr. James P. Ward called the meeting to order at approximately 2:30 p.m. He reported all Members of the Board were present, with the exception of Supervisor Mike Piendel, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

August 7, 2025 - Regular Meeting Minutes

Mr. Ward 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 August 7, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2026-1**

Consideration of Resolution 2026-1, a Resolution of the Firethorn Community Development District Amending and Restating, in its entirety, Resolution No. 2025-25 Adopted on August 7, 2025 Authorizing the issuance of not exceeding \$20,000,000 in aggregate principal amount of its Capital Improvement Revenue Bonds, Series 2025, the proceeds of which will be applied to finance a portion of the cost of a series project consisting of certain Public Infrastructure and Facilities benefiting certain District Lands, paying a portion of the interest coming due on the Series 2025 Bonds, Funding the applicable Series Reserve Account for the Series 2025 Bonds, And Paying Costs Of Issuance Of The Series 2025 Bonds, as more fully described herein; reaffirming the form of Master Trust Indenture and approving the form of a First Supplemental Trust Indenture In Connection With The Series 2025 Bonds and authorizing the execution thereof; ratifying the appointment of a Trustee, Paying Agent and Bond Registrar for the Series 2025 Bonds; Providing for redemption of the Series 2025 Bonds; Authorizing the application of the proceeds of the Series 2025 Bonds; approving the form, and authorizing execution, of a Bond Purchase Contract providing for the negotiated sale of the Series 2025 Bonds; Delegating to the Chairperson or Vice-Chairperson, or in their absence any member of the Board Of Supervisors, the authority to award the Series 2025 Bonds within the parameters specified herein; approving the form, and authorizing the use, of a Preliminary Limited Offering Memorandum for the Series 2025 Bonds; Approving the distribution of a final Limited Offering Memorandum for the Series 2025 Bonds and the execution thereof; approving the form, and authorizing execution, of a Continuing Disclosure Agreement; authorizing preparation of Preliminary and Final Supplemental Assessment Methodology Reports and a supplement to the Master Engineer’s Report and the use of such reports in the Preliminary Limited Offering Memorandum And Final Limited Offering Memorandum, as applicable, for the Series 2025 Bonds; providing for miscellaneous matters and authority; providing for severability; and providing an effective date

Mr. Ward stated Resolution 2026-1 amended and restated Resolution 2025-25 which was adopted in August and authorized the issuance of the Series 2025 bonds. He explained the size of the authorization (the “not to exceed” amount) was being increased from \$10 million to \$20 million dollars; everything else was the same. 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, Resolution 2026-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-2**

Consideration of Resolution 2026-2, a Resolution Amending and Restating Supplemental Assessment Resolution with Delegation of Authority - 2025 Bonds, a Resolution Setting Forth the Specific Terms of the District’s Capital Improvement

Revenue Bonds, Series 2025; Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update3 this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Mr. Ward stated Resolution 2026-2 amended and restated the supplemental assessment resolution and the delegation authority. He explained this resolution also amended the resolution adopted in August as related to the Series 2025 bonds. 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 2026-2 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-3

Consideration of Resolution 2026-3, a Resolution of the Policy of the Firethorn Community Development District Board of Supervisors Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date

Mr. Ward stated this was a new resolution related to adoption of a statewide mutual aid agreement. He explained this was a standard form agreement most CDDs had in place which allowed the CDD to use the State’s division of emergency management in the event of any hurricane or other emergency. He noted this was not particularly useful in gated communities, but it was good to have this in place just in case there was an issue and the CDD was able to use the State’s services or related funding. 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, Resolution 2026-3 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Jere Earlywine: I think we are in great shape. Bret and Sarah got us in a good position. We are ready to post the offering statement tomorrow. They should be able to get some pricing next week and closing will be right around thanksgiving or the beginning of December. Katie in my office is working with Jim and his team to make sure we can make payment as soon as that bond issues.

II. District Engineer

No report.

III. District Manager

- a) Annual Ethics Training Reminder - due before December 31, 2025**
- b) Financial Statements for period ending July 31, 2025 (unaudited)**
- c) Financial Statements for period ending August 31, 2025 (unaudited)**
- d) Financial Statements for period ending September 30, 2025 (unaudited)**

Mr. Ward reminded the Board to complete the ethics training requirement before December 31, 2025. He noted the links would be sent out one more time.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any Supervisor's Requests.

Mr. Matt Sawyer: Do we need any agreements between the CDD and HOA for maintenance of Firethorn, like ponds, preserves, etc.?

Mr. Ward: Yes.

Mr. Sawyer: Okay. Let's make sure we get that done so we don't run into any problems.

Mr. Ward: Yes, got it. We will get it done.

Mr. Earlywine: Jim and I have a form which will take us 30 minutes to put together. One of the best things we can do is start a map of the areas. It's just going to be stormwater and conservation, and if we are doing streetlights that would be the other thing, but I don't know if we are.

Mr. Ward: We are doing streetlights. Do you want to keep the streetlights in the CDD for purposes of maintenance?

Mr. Sawyer: For maintenance I thought we left them in the CDD.

Mr. Earlywine: We did. You're right.

Mr. Ward: We haven't budgeted for it yet. We will have to do that next year.

Mr. Sawyer: I have \$25,000 dollars for streetlight maintenance in the HOA.

Mr. Ward: Okay, so we were just doing capital.

Mr. Sawyer: Yeah, but there were more conversations around streetlights, more than I would ever have expected.

Mr. Ward: If you want to change it we can do that when we do the CDD budget.

Discussion continued regarding whether the CDD should maintain the streetlights; what the CDD should maintain such as preserves, ponds, master irrigation, etc.; and creating a maintenance agreement with the HOA including a map.

EIGHTH ORDER OF BUSINESS

Public Comments

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

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 2:45 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

James P. Ward

James P. Ward, Secretary

Josh Tepper

[Josh Tepper \(Feb 9, 2026 11:31:05 EST\)](#)
Josh Tepper, Chairperson









FRN - Minutes 11/6/2025

Final Audit Report

2026-02-09

Created:	2026-02-09
By:	Trisha O'Brien (trishaobrien@jppardassociates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6b8V8cFrQwkbiC3icvC7AvHgFwjMJcz6

"FRN - Minutes 11/6/2025" History

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2026-02-09 - 4:27:16 PM GMT
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2026-02-09 - 4:27:20 PM GMT
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2026-02-09 - 4:27:58 PM GMT
-  Email viewed by Josh Tepper (jtepperr@taylormorrison.com)
2026-02-09 - 4:30:52 PM GMT
-  Document e-signed by Josh Tepper (jtepperr@taylormorrison.com)
Signature Date: 2026-02-09 - 4:31:05 PM GMT - Time Source: server
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Signature Date: 2026-02-09 - 7:15:11 PM GMT - Time Source: server
-  Agreement completed.
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