MINUTES OF MEETING
FIRELIGHT EAST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Firelight East Community Development District held a Regular Meeting and Audit Committee Meeting on May 28, 2025 at 11:00 a.m., or as soon thereafter as the matter may be heard, at 4161 Tamiami Trail, Building 5, Unit 501, Port Charlotte, Florida 33952.

Present:

John Leinaweaver	Chair
Sandy Foster	Vice Chair
Kris Watts	Assistant Secretary
Jennings DePriest	Assistant Secretary

Also present:

Daniel Rom	District Manager
Kristen Thomas	Wrathell, Hunt and Associates, LLC (WHA)
Kyle Magee	District Counsel
John McKay (via telephone)	J McKay, LLC

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

Mr. Rom called the meeting to order at 11:34 a.m. Supervisors Leinaweaver, Foster, Watts and DePriest were present. One seat was vacant.

Mr. Rom shared his and the Board and Staff's appreciation of Supervisor Heim's work and efforts while serving on the Board.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law;**

Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Rom presented Resolution 2025-02. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. It is a Landowner-funded budget, with expenses funded as they are incurred.

On MOTION by Mr. Leinaweaver and seconded by Ms. Foster, with all in favor, Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 28, 2025 at 1:30 p.m., at 4161 Tamiami Trail, Building 5 Unit 501, Port Charlotte, Florida 33952; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-03. The following changes were made:

DATES: Change to October 23, 2025; November 20, 2025; December 18, 2025; January 22, 2026; February 26, 2026; March 26, 2026; April 23, 2026; May 21, 2026; June 25, 2026; July 23, 2026; August 27, 2026; and September 24, 2026

TIME: Change to 1:30 PM

On MOTION by Ms. Watts and seconded by Ms. Foster, with all in favor, Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

A. Affidavit of Publication

B. RFQ Package

These items were included for informational purposes.

C. Respondent: Atwell, LLC

Mr. Rom stated that Atwell, LLC (Atwell), the Interim District Engineer, was the sole respondent to the RFQ.

D. Competitive Selection Criteria/Ranking

As the sole respondent, the Board can forgo completion of the Competitive Selection Criteria form and deem Atwell qualified and rank them as the #1 ranked respondent and proceed with awarding the contract.

E. Award of Contract

On MOTION by Mr. DePriest and seconded by Ms. Watts, with all in favor, accepting the response from Atwell, LLC, the sole respondent, waiving completion of the Competitive Selection Criteria, waiving irregularities, ranking Atwell, LLC, as the #1 ranked respondent to the RFQ for Engineering Services, awarding the Engineering Services Contract to Atwell, LLC, and authorizing Staff to engage Atwell, LLC and prepare an Agreement and authorizing the Chair to executed, was approved.

SIXTH ORDER OF BUSINESS **Ratification of Resolution 2025-01, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-01.

On MOTION by Ms. Foster and seconded by Ms. Watts with all in favor, Resolution 2025-01, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was ratified.

SEVENTH ORDER OF BUSINESS **Recess Regular Meeting/Commencement of Audit Selection Committee Meeting**

On MOTION by Mr. Leinaweaver and seconded by Ms. Foster, with all in favor, the Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

EIGHTH ORDER OF BUSINESS **Review of Responses to Request for Proposals (RFP) for Annual Audit Services**

A. Affidavit of Publication

B. RFP Package

These items were included for informational purposes.

C. Respondent(s)

Mr. Rom discussed the qualifications and pricing for each of the following respondents.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: $3,500 for the year ended September 30, 2024, plus an additional $1,500 with bond issuance.

II. Grau & Associates

Bid: $3,000 for Fiscal Year 2024, $3,100 for Fiscal Year 2025, $3,200 for Fiscal Year 2026, $3,300 for Fiscal Year 2027, and $3,400 for Fiscal Year 2028, plus an additional $1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

Mr. Rom discussed the Auditor Evaluation Matrix and potential scores and ranking. The Board, sitting as the Audit Selection Committee, jointly scored and ranked the respondents, as follows:

#1	Grau & Associates	100 Points
#2	Berger, Toombs, Elam, Gaines & Frank	98 Points

NINTH ORDER OF BUSINESS **Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

On MOTION by Ms. Foster and seconded by Mr. Leinaweaver, with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

TENTH ORDER OF BUSINESS **Consider Recommendation of Audit Selection Committee**

- **Award of Contract**

On MOTION by Mr. Leinaweaver and seconded by Ms. Watts, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation ranking Grau & Associates, as the #1 ranked respondent to the RFP for Annual Audit Services as the Board's own scores and ranking, awarding the Annual Audit Services Contract to Grau & Associates, authorizing Staff to engage Grau & Associates and prepare an Agreement, was approved.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2025**

On MOTION by Mr. Leinaweaver and seconded by Ms. Foster with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS **July 24, 2024 Public Hearings and Regular Meeting Minutes**

On MOTION by Ms. Watts and seconded by Mr. Leinaweaver with all in favor, the July 24, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): Atwell, LLC

Interim will be removed from future agendas.

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: June 25, 2025 at 11:00 AM**

The June 25, 2025 meeting will be canceled.

- **Consideration of Appointment to Fill Unexpired Term of Seat 3**

This item was an addition to the agenda.

Mr. DePriest nominated David Truxton to fill Seat 3. No other nominations were made.

On MOTION by Mr. DePriest and seconded by Mr. Leinaweaver, with all in favor, the appointment of David Truxton to fill Seat 3, was approved.

FOURTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Foster and seconded by Ms. Watts, with all in favor, the meeting adjourned at 11:49 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair
JOHN LEINAWEAVER, CHAIR