

FIRELIGHT EAST

**COMMUNITY DEVELOPMENT
DISTRICT**

August 28, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING

AND REGULAR

MEETING AGENDA

FIRELIGHT EAST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Firelight East Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 21, 2025

Board of Supervisors
Firelight East Community Development District

Dear Board Members:

The Board of Supervisors of the Firelight East Community Development District will hold a Public Hearing and Regular Meeting August 28, 2025 at 1:30 p.m., or as soon thereafter as the matter may be heard, at 4161 Tamiami Trail, Building 5, Unit 501, Port Charlotte, Florida 33952. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Appointment of David Truxton to Fill Vacant Seat 3; *Term Expires November 2026*
 - Administration of Oath of Office to Appointed Supervisor *(the following will be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Office
4. Consideration of Resolution 2025-04, Electing and Removing Officers of the District and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

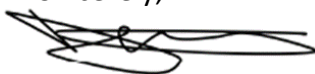
6. Consideration of Budget Funding Agreement Fiscal Year 2026
7. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
8. Acceptance of Unaudited Financial Statements as of July 31, 2025
9. Approval of May 28, 2025 Regular Meeting and Audit Committee Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Atwell, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2025
 - NEXT MEETING DATE: September 25, 2025 at 11:00 AM
 - QUORUM CHECK

SEAT 1	JOHN LEINAWEAVER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	SANDY FOSTER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	DAVID TRUXTON	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	KRIS WATTS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	JENNINGS DEPRIEST	☐ IN PERSON	☐ PHONE	☐ NO

11. Board Members' Comments/Requests
12. Public Comments
13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 909-7930 or Kristen Thomas at (561) 517-5111.

Sincerely,



Daniel Rom
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 528 064 2804

FIRELIGHT EAST

COMMUNITY DEVELOPMENT DISTRICT

3

**FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Firelight East Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

FIRELIGHT EAST

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT ELECTING
AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, the Firelight East Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF FIRELIGHT EAST COMMUNITY DEVELOPMENT
DISTRICT THAT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective August 28, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of August 28, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Daniel Rom is Assistant Secretary

Kristen Thomas is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 28TH DAY OF AUGUST, 2025.

ATTEST:

**FIRELIGHT EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

FIRELIGHT EAST

COMMUNITY DEVELOPMENT DISTRICT

5

FIRELIGHT EAST

COMMUNITY DEVELOPMENT DISTRICT

5A

Serial Number
25-00804T

Business Observer

Published Weekly
Port Charlotte, Charlotte County, Florida

COUNTY OF CHARLOTTE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Port Charlotte, Charlotte County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

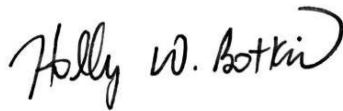
in the matter of Meeting on August 28, 2025 at 1:30pm; Firelight East CDD

in the Court, was published in said newspaper by print in the

issues of 8/8/2025, 8/15/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

15th day of August, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Catherine Eschmann
Comm.: HH 322509
Expires October 17, 2026
Notary Public - State of Florida

FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Firelight East Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE:	August 28, 2025
TIME:	1:30 p.m.
LOCATION:	4161 Tamiami Trail, Building 5, Unit 501 Port Charlotte, Florida 33952

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://firelighteastcdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
August 8, 15, 2025

25-00804T

FIRELIGHT EAST

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2025-05
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Firelight East Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager will post the Proposed Budget on the District’s website in accordance with Section 189 *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Firelight East Community Development District for the Fiscal Year Ending September 30, 2026.”

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF AUGUST, 2025.

ATTEST:

**FIRELIGHT EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

**FIRELIGHT EAST
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**FIRELIGHT EAST
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2

**FIRELIGHT EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Landowner contribution	109,790	18,908	31,060	49,968	105,930
Total revenues	109,790	18,908	31,060	49,968	105,930
EXPENDITURES					
Professional & administrative					
Supervisors	12,000	-	1,050	1,050	12,000
Management/accounting/recording**	48,000	12,000	12,000	24,000	48,000
Legal	25,000	374	5,000	5,374	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	-	-	500
Dissemination agent*	1,000	-	-	-	1,000
Trustee*	5,500	-	-	-	-
Telephone	200	100	100	200	200
Postage	500	17	483	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	104	1,646	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,250	-	5,250	6,350
Contingencies/bank charges	750	1,090	450	1,540	1,540
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	-	210	210	210
Total expenditures	109,790	21,040	28,689	49,729	105,930
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,132)	2,371	239	-
Fund balance - beginning (unaudited)	-	(239)	(2,371)	(239)	-
Fund balance - ending (projected)	-	(2,371)	-	-	-
Unassigned	-	(2,371)	-	-	-
Fund balance - ending	\$ -	\$ (2,371)	\$ -	\$ -	\$ -

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**FIRELIGHT EAST
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,000
-------------	-----------

Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.

Management/accounting/recording**	48,000
-----------------------------------	--------

Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal	25,000
-------	--------

General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering	2,000
-------------	-------

The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit	5,500
-------	-------

Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation*	500
-------------------------------	-----

To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent*	1,000
----------------------	-------

The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

Telephone	200
-----------	-----

Postage	500
---------	-----

Telephone and fax machine.

Printing & binding	500
--------------------	-----

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising	1,750
-------------------	-------

Letterhead, envelopes, copies, agenda packages

Annual special district fee	175
-----------------------------	-----

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Insurance	6,350
-----------	-------

Annual fee paid to the Florida Department of Economic Opportunity.

Contingencies/bank charges	1,540
----------------------------	-------

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance	705
-------------------------------	-----

Website ADA compliance	210
------------------------	-----

Total expenditures	<u><u>\$ 105,930</u></u>
--------------------	--------------------------

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

FIRELIGHT EAST

COMMUNITY DEVELOPMENT DISTRICT

6

BUDGET FUNDING AGREEMENT
FISCAL YEAR 2026

This Agreement (the "Agreement") is made and entered into this 28th day of August, 2025, by and between:

Firelight East Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Charlotte County, Florida, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

Zemel Land Partners, LLC, a Florida limited liability company and the developer of the lands in the District ("**Developer**") with a mailing address of 5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240.

Recitals

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District adopted its general fund budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the FY 2026 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the FY 2026 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer's consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District's general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

- a. [*Contractual Lien*]. The District shall have the right to file a continuing lien ("**Lien**") upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a "Notice of Lien" in the public records of the County.

- b. *[Enforcement Action]* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
- c. *[Uniform Method; Direct]* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

ATTEST:

**FIRELIGHT EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

ZEMEL LAND PARTNERS, LLC

Witness

By: _____
Its: _____

Exhibit A: FY 2026 Budget

FIRELIGHT EAST

COMMUNITY DEVELOPMENT DISTRICT

7

FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

FIRELIGHT EAST

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**FIRELIGHT EAST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**FIRELIGHT EAST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 11,195	\$ 11,195
Due from Landowner	1,533	1,533
Total assets	<u>12,728</u>	<u>12,728</u>
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 1,368	\$ 1,368
Due to Landowner	2,058	2,058
Landowner advance	13,500	13,500
Total liabilities	<u>16,926</u>	<u>16,926</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	1,533	1,533
Total deferred inflows of resources	<u>1,533</u>	<u>1,533</u>
Fund balances:		
Unassigned	(5,731)	(5,731)
Total fund balances	<u>(5,731)</u>	<u>(5,731)</u>
Total liabilities and fund balances	<u>\$ 12,728</u>	<u>\$ 12,728</u>

**FIRELIGHT EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 5,725	\$ 27,365	\$ 109,790	25%
Total revenues	<u>5,725</u>	<u>27,365</u>	<u>109,790</u>	25%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,007	12,000	8%
Management/accounting/recording**	2,000	20,000	48,000	42%
Legal	1,357	2,625	25,000	11%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	5,500	0%
Telephone	16	167	200	84%
Postage	10	39	500	8%
Printing & binding	42	417	500	83%
Legal advertising	-	233	1,750	13%
Annual special district fee	-	175	175	100%
Insurance	-	5,250	5,500	95%
Contingencies/bank charges	81	1,264	750	169%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>3,506</u>	<u>32,857</u>	<u>109,790</u>	30%
Excess/(deficiency) of revenues over/(under) expenditures	2,219	(5,492)	-	
Fund balances - beginning	(7,950)	(239)	-	
Fund balances - ending	<u>\$ (5,731)</u>	<u>\$ (5,731)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**These items will be realized the year after the issuance of bonds.

FIRELIGHT EAST

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**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

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

188 The June 25, 2025 meeting will be canceled.

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

190 **This item was an addition to the agenda.**

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

192

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

195

196

197 **FOURTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

198

199 There were no Board Members' comments or requests.

200

201 **FIFTEENTH ORDER OF BUSINESS**

Public Comments

202

203 No members of the public spoke.

204

205 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

206

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

209

210

211

212

213

214

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

215
216
217
218
219
220

Secretary/Assistant Secretary

Chair/Vice Chair

FIRELIGHT EAST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS



June 12, 2025

Daphne Gillyard
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Dear Ms. Gillyard,

Per your request for the number of registered voters as of April 15, 2025, for the following districts:

Babcock Ranch Community Independent Special District – 5,584
Coral Creek Community Development District - 0 (Zero)
Firelight Community Development District (formerly Eagle Creek Community Development District – NAM CHANGE eff 02/26/2025) - 0 (Zero)
Firelight East Community Development District - 0 (Zero)
Harbor Village Community Development District - 0 (Zero)
Starling Community Development District - 0 (Zero)
The Cove at Rotonda Community Development District - 0 (Zero)
Tuckers Pointe Community Development District - 2
West Port Community Development District – 1,315
West Port East Community Development District (estab 12/10/2024) - 0 (Zero)

Sincerely,

Public Records Department
Charlotte County Supervisor of Elections
941-833-5400

FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
4161 Tamiami Trail, Building 5 Unit 501, Port Charlotte, Florida 33952		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 23, 2024 CANCELED	Regular Meeting	11:00 AM
November 19, 2024* CANCELED	Regular Meeting	11:00 AM
December 17, 2024* CANCELED	Regular Meeting	11:00 AM
January 22, 2025 CANCELED	Regular Meeting	11:00 AM
February 26, 2025 CANCELED	Regular Meeting	11:00 AM
March 26, 2025 CANCELED	Regular Meeting	11:00 AM
April 23, 2025 CANCELED	Regular Meeting	11:00 AM
May 28, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	11:00 AM
June 25, 2025 CANCELED	Regular Meeting	11:00 AM
July 23, 2025 <i>rescheduled to July 24, 2025</i>	Regular Meeting	11:00 AM
July 24, 2025 CANCELED	Regular Meeting	1:30 PM
August 27, 2025 <i>rescheduled to August 28, 2025</i>	Public Hearing & Regular Meeting <i>Adoption of FY2026 Budget</i>	11:00 AM
August 28, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Budget</i>	1:30 PM
September 24, 2025 <i>rescheduled to September 25, 2025</i>	Regular Meeting	11:00 AM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
September 25, 2025	Regular Meeting	1:30 PM

Exception

**November and December meeting dates are eight (8) days earlier*