MINUTES OF MEETING
RESERVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Reserve Community Development District was held on Tuesday, June 9, 2026, at 1:30 p.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida 34986.

Present and constituting a quorum were:

Chuck Henry	Chairman
Lynn Fettrow	Vice Chairman
Gary Surber	Assistant Secretary
Richard Wright	Assistant Secretary
Luis Planas	Assistant Secretary

Also present were:

Darrin Mossing	District Manager (by phone)
Robert Szozda	Assistant District Manager
Greyson Pugh	Governmental Management Services (by phone)
Robert Fromm	Consultant
Roberto Cabrera	District Engineer
Gary Resnick	District Counsel (by phone)

FIRST ORDER OF BUSINESS — Roll Call

Mr. Szozda called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS — Approval of the Minutes of the May 12, 2026 Meeting

Mr. Szozda presented the minutes of the May 12, 2026 meeting and stated the minutes were included in the agenda package. He then asked for any corrections, deletions or additions and upon hearing none, he asked for a motion to approve the minutes.

> On MOTION by Mr. Planas seconded by Mr. Fettrow with all in favor, the Minutes of the May 12, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS PNC Account Analysis Statement

Mr. Szozda presented the PNC Account analysis statement indicating this item was for informational purposes only and no Board action was needed. He then asked for any comments or questions. (There were no comments at this time)

FOURTH ORDER OF BUSINESS Status Update on Projects Related to St. Lucie West Services District Transition

A. Interconnect/Force Main

1) Appointment of Committee to Evaluate RFP Responses and Make Selection Recommendation to the Board

Mr. Henry gave a brief update relating to the interconnect and the force main stating two RFPs were placed in the paper on June 1st, one for the directional drill under I-95, and the other one for the open cut for burying the pipe over to St. Lucie West. He also made a few additional comments stating they would have two separate pre-bid meetings with the engineer, and the final bids would be submitted and opened on June 30th. Mr. Henry stated they would need to appoint probably a committee to review the bids and make a recommendation to the Board as to which contractors should be hired for the projects at the July 14th Board meeting. Mr. Henry then made some additional comments relating to this matter.

Mr. Cabrera made some additional comments and stated only 1 or 2 potential contractors had asked for both sets of plans, so most likely a drilling expert company would get the drilling job, and a general utility contractor would get the open cut excavation job. He also gave a brief update on the revised Darshan easement that was corrected and other easements as well.

Mr. Resnick made a comment relating to the corrected executed version of the easement with the School Board.

(At this point a discussion was held among the Board members, Mr. Henry, Mr. Fromm, Mr. Cabrera, Mr. Mossing and Mr. Resnick relating to this item and also what would take place at the pre-bid meeting)

Mr. Cabrera also gave an update on the pending permits with FPL and FDOT. He stated FDOT had some comments that they were already addressing, and FPL was asking to shift their line south, up to 15' at the crossing point, so he was currently going back and forth with FPL on that item.

(At this point a discussion was held among the Board members, Mr. Henry, and Mr. Cabrera relating to this item)

Mr. Henry then gave a brief update on the lift station project stating they were still working on the 3 of them. They put a new driveway in along the PGA hole, and cut back some vegetation and were waiting for the electrician to come in and move the box and once that was moved, they could finish up with that. He also made some additional comments relating to the lift stations and stated the next one they would work on would be the one near The Learning Center. Mr. Henry also made a comment on the sale of the land stating they did get an offer from Derek, the fence guy.

Mr. Fromm made some additional comments relating to the land sale offer stating it came in at $680,000 subject to the city agreeing to rezone the upland parcel and the perk ponds. He also stated they would need to sit down with the city to see if they were willing to do that.

(At this point a discussion was held among the Board members, Mr. Henry, Mr. Cabrera and Mr. Fromm relating to this item)

Mr. Resnick suggested it might be a good idea to ask for some Board action with respect to pursuing the land sale due to potentially incurring time and money to pursue the rezoning so they may want to get Board approval for staff to proceed with the offer and the rezoning with the city.

(At this point a discussion was held among the Board members, Mr. Henry, Mr. Cabrera, and Mr. Fromm relating to this item stating it might be better to meet with the city first to see if it was doable)

> On MOTION by Mr. Planas seconded by Mr. Wright with all in favor, authorizing staff to approach the City on the plat/rezoning of perk ponds from institutional to industrial was approved.

Mr. Szozda then asked if the Board would need to make a motion to approve the selection committee to evaluate the RFPs.

Mr. Henry stated he agreed they would need to appoint a committee to evaluate the RFPs responses which would consist of Mr. Cabrera, Mr. Fromm and himself.

> On MOTION by Mr. Surber seconded by Mr. Wright with all in favor, appointing Roberto Cabrera, Bob Fromm and Chuck Henry to serve as the committee to evaluate the RFP responses and make a selection was approved.

Mr. Mossing asked when the committee meeting would be and where.

Mr. Henry stated the bids were due on June 30th, so they should probably schedule it right after the July 4th holiday, so probably Tuesday, July 7th because the Board meeting would be on July 14th. He also suggested it should be at Mr. Cabrera's office on July 7th at 10:00 a.m.

Mr. Cabrera was in agreement to have the meeting at his office at Culpepper & Terpening on July 7th at 10:00 a.m.

Mr. Resnick stated that meeting would need to be in the Sunshine and Mr. Mossing would need to advertised it. Mr. Mossing recommended to get a motion from the Board for that meeting.

> On MOTION by Mr. Planas seconded by Mr. Surber with all in favor, authorizing staff to advertise the Committee Meeting on July 7, 2026 at 10:00 a.m. at the Culpepper & Terpening office to discuss the RFP evaluations was approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Engineer

Mr. Szozda moved on to staff reports and ask Mr. Cabrera if he had anything further to report to the Board beyond what was already discussed.

Mr. Cabrera stated he had nothing else to report.

B. Attorney

Mr. Szozda asked Mr. Resnick if he had any anything to report.

Mr. Resnick stated the only thing he had was an update on the easements which was already discussed earlier unless there were any questions from the Board. (There were no questions at this time)

C. District Consultant – Invoice with Robert L. Fromm & Associates

Mr. Szozda asked Mr. Fromm for his report for District consultant.

Mr. Fromm stated everything was already discussed earlier other than having the Board approve his invoice which was the same amount as last month for $3,400.

> On MOTION by Mr. Surber seconded by Mr. Fettrow with all in favor, accepting the invoice from Robert L. Fromm & Associates in the amount of $3,400 was approved.

Mr. Henry made a comment regarding a discussion he had with Mr. Fromm relating to a large dip in the road and damage to the road near a manhole. This item was brought to their attention by the POA and also Mr. Riniolo based on readings he was getting from a lift station that he was seeing an unusual flow of water which was not coming from a house but mostly likely a manhole. Mr. Riniolo traced it back and confirmed it was a leak in the manhole near Sea Pines, the manhole was repaired however, it was discovered there was a leak in the subsurface once the asphalt was removed that was 10' down and that was also repaired.

(At this point a discussion was held among the Board members, Mr. Henry and Mr. Fromm relating to this item)

D. Manager

1) Discussion of Audit for Fiscal Year Ending in September 30, 2025

Mr. Szozda moved on to the District Manager's report and asked Mr. Mossing to present the discussion of the audit for fiscal year ending September 30, 2025.

Mr. Mossing made a few comments relating to the audit process stating the District received the audit Friday afternoon, and Sunday it was circulated to staff and the chairman for review. Some comments were exchanged relating to some of the narrative sections and those comments were provided to the auditors and now they were waiting for a revised audit report for final review. He stated the audit report needed to be finalized by June 30th by Statute and the action from the Board would be to accept the audit versus approving the audit. He also stated the audit was a clean audit, the auditors gave it a clean opinion, and there were no findings in the audit for noncompliance, there were no findings related to internal controls and the audit was in good shape. Mr. Mossing then requested a motion to accept the draft audit that was included in the agenda subject to changes from staff and they would finalize the audit prior to the June 30th deadline and submit it to the Auditor General and various other agencies as required.

Mr. Henry stated the audit report was included in the revised agenda that came out. He then gave a brief explanation of the item that was changed in reducing the cost of what was being done with St. Lucie West stating that paragraph just needed to be cleaned up a little bit and was not a substantive change to the audit itself, so he recommended approving the audit subject to those staff changes.

> On MOTION by Mr. Surber seconded by Mr. Planas with all in favor, accepting the draft audit for Fiscal Year ending in September 30, 2025 subject to staff changes as stated on the record was approved.

2) **Invoices from St. Lucie West Service District for Bulk Water and Sewer**
3) **Time Sheets for Plant Operations and Rick Riniolo for Underground Services**

Mr. Szozda then presented the invoices from St. Lucie West Services District for bulk water and sewer, and also the time sheets for Rick Riniolo for underground services stating these items were included in the agenda for informational purposes only.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary
B. Approval of the Unaudited Financials

Mr. Szozda presented the check run summary which was included in the agenda package and asked for any comments or questions on the check register. (There were no comments at this time)

On MOTION by Mr. Planas seconded by Mr. Surber with all in favor, the Check Run Summary was approved.

Mr. Szozda then presented the unaudited financials and asked for any comments or questions.

Mr. Henry made a few comments relating to the unaudited financials at this time.

On MOTION by Mr. Henry seconded by Mr. Surber with all in favor, the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Szozda asked for any Supervisor's requests at this time

Mr. Surber commented on a complaint from residents at The Pines relating to an incident that happened with shrub/plants that were located in front of the water meters why were they now being removed.

Mr. Szozda then stated there were no members of the public in the audience for any comments.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Szozda then asked for a motion to adjourn the meeting.

On MOTION by Mr. Surber seconded by Mr. Wright with all in favor, the Meeting was adjourned.

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Paul Winkeljohn
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Secretary / Assistant Secretary

Signed by:
Charles Henry
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Chairman / Vice Chairman

docusign

Certificate Of Completion

Envelope Id: EA74EB22-DA93-84AF-832A-B610E80F40FE		Status: Completed
Subject: Reserve: Complete with Docusign: 6-9-26 Minutes.pdf		
Source Envelope:		
Document Pages: 7	Signatures: 2	Envelope Originator:
Certificate Pages: 2	Initials: 0	Ellen Acosta
AutoNav: Enabled		1001 Bradford Way
EnvelopeId Stamping: Enabled		Kingston, TN 37763
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Record Tracking

Status: Original 7/16/2026 6:59:19 AM	Holder: Ellen Acosta eacosta@gmssf.com	Location: DocuSign

Signer Events	Signature	Timestamp
Charles Henry chuckhenry2@comcast.net Security Level: Email, Account Authentication (None)	Signed by: Charles Henry 2C04F3108168453... Signature Adoption: Pre-selected Style Using IP Address: 2601:58b:4982:ad50:1432:ba71:3869:18d7	Sent: 7/16/2026 7:33:10 AM Viewed: 7/16/2026 7:53:43 AM Signed: 7/16/2026 7:54:02 AM

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Paul Winkeljohn pwinkeljohn@gmssf.com Executive Director Security Level: Email, Account Authentication (None)	DocuSigned by: Paul Winkeljohn 7E743FF03E08419... Signature Adoption: Pre-selected Style Using IP Address: 2601:282:1d01:70d0:5031:4724:800d:aba9 Signed using mobile	Sent: 7/16/2026 7:33:10 AM Viewed: 7/16/2026 7:42:57 AM Signed: 7/16/2026 7:43:04 AM

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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/16/2026 7:33:11 AM

Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	7/16/2026 7:43:04 AM
Completed	Security Checked	7/16/2026 7:54:02 AM

Payment Events	Status	Timestamps