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, July 14, 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
Robert Fromm	Consultant
George Morgan	Consultant (by phone)
Roberto Cabrera	District Engineer
Josh Miller	St. Lucie West Services District
Andy Bomjardim	St. Lucie West Services District
Gary Resnick	District Counsel (by phone)
Michael Miller	Guest (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 June 9, 2026 Meeting

Mr. Szozda presented the minutes of the June 9, 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. Surber seconded by Mr. Planas with all in favor, the Minutes of the June 9, 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) **RFP 26-003: Review of Evaluation Committee Recommendation re RFP 26-003 Open Cut Excavation Project; and Consideration of Motion to Accept Evaluation Committee Recommendation and Select Contractor; Motion to Direct Staff and Attorney to Pursue a Contract with Contractor**
2) **RFP 26-002: Review of Evaluation Committee Recommendation re RFP 26-004; I-95 Water Main & Force Main Directional Drilling under I-95; and Consideration of Motion to Accept Evaluation Committee Recommendation and Select Contractor; Motion to Direct Staff and Attorney to Pursue a Contract with Contractor**

Mr. Henry gave a brief update relating to the interconnect/force main for RFP 26-002 and stated the pre-bid meeting took place and the bids were due on June 30th. He also stated 5 bids were received, 2 for the open cut, and 3 for the directional drill, and one company had bid on both items. Mr. Henry also stated he did a summary of the bids and sent it out to everyone so they would have the information. He then gave a brief summary of the evaluation committee meeting that took place with Mr. Fromm, Mr. Cabrera, Mr. Miller and himself as well. Mr. Henry also made a few additional comments relating to the potential bidders for the RFP 26-003 and stated the lowest bidder on both the directional drill and open cut came from Accurate Drilling.

Mr. Cabrera also made some additional comments relating to the bids received and stated Accurate Drilling had very good references and had a direct correlation to the District's project relating to directional bores and open cuts.

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

Mr. Henry stated the first motion needed from the Board would be to accept the bid from Accurate Drilling Systems, Inc, accepting either the basic bid or the alternative bid for the directional drill project #26-002 in the amount of $834,400.

> On MOTION by Mr. Surber seconded by Mr. Planas with all in favor, accepting the alternative bid from Accurate Drilling Systems, Inc. for the directional drill project RFP #26-002 in the amount of $834,400 was approved.

Mr. Henry then stated for the interconnect/force main for RFP 26-003 the evaluation committee would recommend Accurate Drilling Systems, Inc., the alternate bid for horizontal directional drill in the amount of $418,600.

> On MOTION by Mr. Wright seconded by Mr. Planas with all in favor, accepting the alternative bid from Accurate Drilling Systems, Inc. for horizontal directional drill project RFP #26-003 in the amount of $418,600 was approved.

Mr. Resnick stated the Board would need to make a motion to direct staff to pursue a contract with the successful bidders.

(At this point a discussion was held among the Board members, Mr. Henry, and Mr. Resnick relating to this item)(Mr. Henry suggested doing one contract since it would be with the same company doing both projects)(Mr. Resnick stated they could do one contract for now, and if in the future it was determined they needed to two separate contracts they would do that at that time)

> On MOTION by Mr. Planas seconded by Mr. Fettrow with all in favor, authorizing staff to notify the successful bidder and also to draft an agreement to enter into a contract with Accurate Drilling Systems, Inc. for both the open cut and directional drilling projects was approved.

Mr. Cabrera stated the next steps would be to work on the contract, getting that executed, and then there would be a pre-construction meeting with the permitting agencies, FPL and FDOT, and any other pending permits for the project.

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

Mr. Cabrera also gave a brief update on the utility easement submittals and the interconnects at this time.

(At this point a discussion was held among Mr. Cabrera and Mr. Resnick relating to this item)

B. Lift Stations

Mr. Henry stated they were still working on the 3 lifts stations at this time.

Mr. Miller then gave a brief update and stated the electrical relocation on Champions Way was currently being work on and the intent was once that goes on bypass St. Lucie West would start being responsible for that lift station moving forward. He also made some additional comments relating to the lift stations as well.

C. Land Sale

Mr. Cabrera then made a few comments relating to the land sale at this time.

Mr. Fromm also made some additional comments relating to the land sale.

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

FIFTH ORDER OF BUSINESS — Acceptance of Audit for Fiscal Year Ending September 30, 2025

Mr. Szozda presented the acceptance of the audit for fiscal year ending September 30, 2025, stating this was accepted at the last meeting in draft form and it was now being presented in final form and asked for a motion to accept the audit unless there was any further discussion on the audit.

> On MOTION by Mr. Suber seconded by Mr. Wright with all in favor, accepting the audit in final form for Fiscal Year ending September 30, 2025 was approved.

SIXTH 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 additional to report.

B. Attorney

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

Mr. Resnick stated he had nothing further 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 his invoice was included in the agenda which had increased $500 from last month. He then gave a brief explanation relating to some of those items stating those charges were due to the bid committee meetings, continued meetings with the hotel developer, phone calls and emails back and forth on the 6 north lots for a total amount of $3,900.

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

> On MOTION by Mr. Planas seconded by Mr. Surber with all in favor, accepting the invoice from Robert L. Fromm & Associates in the amount of $3,900 was approved.

D. Manager

1) **Invoices from St. Lucie West Service District for Bulk Water and Sewer**
2) **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.

SEVENTH 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. Henry 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. Fettrow seconded by Mr. Planas with all in favor, the Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Szozda asked for any Supervisor's requests at this time and stated there were no members of the public in the audience for any comments. (There were no comments at this time)

NINTH 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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Secretary / Assistant Secretary

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Chairman / Vice Chairman