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, May 12, 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 (by phone)

Also present were:

Darrin Mossing	District Manager
Robert Szozda	Assistant District Manager (by phone)
Robert Fromm	Consultant
George Morgan	Consultant (by phone)
Josh Miller	St. Lucie West Services District
Roberto Cabrera	District Engineer
Gary Resnick	District Counsel (by phone)

FIRST ORDER OF BUSINESS — Roll Call

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

SECOND ORDER OF BUSINESS — Approval of the Minutes of the April 14, 2026 Meeting

Mr. Mossing presented the minutes of the April 14, 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. Fettrow with all in favor, the Minutes of the April 14, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS PNC Account Analysis Statement

Mr. Mossing 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 Consideration of Resolution #2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Mossing presented resolution #2026-04 approving the proposed fiscal year 2027 budget and setting the public hearing and gave a brief overview of the proposed budget included in the agenda package. Mr. Mossing stated the July 14th meeting would be the earliest they could hold the public hearing for the adoption of the budget, or August 11th or September 8th meetings would also work.

Mr. Henry stated the July meeting could be busy since they would be talking about doing the RFP so as long as they had a quorum for the August meeting they could do it then.

(At this point a discussion was held among the Board members relating to the budget and having the public hearing at the August meeting)

Mr. Mossing then asked for any questions or comments and upon hearing none, asked for a motion to approve the resolution.

> On MOTION by Mr. Wright seconded by Mr. Suber with all in favor, Resolution #2026-04 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on August 11, 2026 at 1:30 p.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida was approved.

Mr. Henry then asked Mr. Miller if St. Lucie West had set their rate for next year.

Mr. Miller stated the increase of 3.5% would be considered at the next Board meeting for advertisement of a public hearing to approve the increase effective October 1st.

Mr. Henry stated they should move forward with the increase and get the ad ready to go to inform the residents.

(At this point a discussion was held among the Board members, Mr. Miller and Mr. Mossing relating to the increase and coordinating the advertisement)

Mr. Mossing then asked for a motion to approve a public hearing date of August 11, 2026 for the 3.5% increase.

> On MOTION by Mr. Surber seconded by Mr. Wright with all in favor, authorizing staff to advertise for the 3.5% rate increase at the public hearing on August 11, 2026 at 1:30 p.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida was approved.

FIFTH ORDER OF BUSINESS Discussion of:

A. Procedures for the General Election

B. Office Lease with GMS

Mr. Mossing presented the procedures for the general election which was included in the agenda and stated there were two seats coming up for election in November, seat #3, Luis Planas, and seat #5, Lynn Fettrow. He also stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th so anyone wishing to run for those particular seats would be able to qualify during that time period, and if they had any questions they could also call the Supervisor of Elections.

Mr. Mossing then presented the office lease with GMS and gave a brief explanation of this item stating GMS has had a lease for office space at 2160 NW Reserve Park Trace for a while and sometime in the near future the building would be put up for sale. He also stated the lease had expired a while back and the Reserve was paying $600 a month to lease the space, and now they have found new office space beginning June 1st. Mr. Mossing then asked for any questions or comments from the Board stating this was just for information purposes. The Board had no comments at this time.

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

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

A. Perpetual Utility Easement Approval – Darshan Patil Property
B. Approval of Utility Easement by School Board of St. Lucie County
C. Approval of Utility Easement by Darshan Patil

Mr. Henry commented the first item to discuss was the interconnect easements stating Mr. Resnick had prepared the Patil easement and Mr. Cabrera prepared the School Board easement based on information provided by Mr. Miller to make the School Board's agenda.

Mr. Cabrera then gave a brief overview of the easement documents stating the Darshan property easement had been signed and notarized, however, the witness signatures were incorrectly executed and needed to be redone so he was working with Mr. Patil to have that completed but the Board could approve that in substantial form. He also stated the School Board of St. Lucie County utility easement would be processed as is.

Mr. Resnick stated neither easement document was executed properly so those would need to be re-executed by both Mr. Patil and the St. Lucie County School Board because the Clerk of the Court may not record the current version of the documents.

Mr. Henry commented the Board should probably approve the general terms of easements pending their proper completion.

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

Mr. Resnick stated the Board could make a motion to approve execution by the chairman of both the Patil easement and the School Board easement after getting signed easements from the grantors.

On MOTION by Mr. Surber seconded by Mr. Henry with all in favor, authorizing the Chairman to execute the Perpetual Utility Easement for the Darshan Patil property and also the Utility Easement by the School Board of St. Lucie County in substantial form once obtaining signed corrected easements from the grantors was approved.

Mr. Henry then gave a brief update relating to the interconnects and stated there was a recent meeting held with District staff members on how the RFPs were going to be issued for the work. He also stated two RFPs would be issued, one for the directional drilling under I-95 and other necessary drillings over in St. Lucie West. Then a separate RFP would be issued for the installation of the pipes and valves, etc. in St. Lucie West and it would take about 1 week to get the advertisement together and the ad would run in the paper on May 26th, then a pre-bid meeting would take place approximately on June 9th, and responses would be due June 23rd, then at that June meeting they would select an evaluation committee to review the proposals received, and be ready to approve the decision of the committee at the July meeting. Mr. Henry also made a few additional comments relating to the materials that had been purchased and the current amount of money that had already been spent for the project.

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

Mr. Henry made a few additional comments relating to the 3 lift stations stating they had started those. Mr. Miller also stated they had completed some of the valve insertions for the bypass.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Engineer

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

Mr. Cabrera stated he had nothing else to report.

B. Attorney

Mr. Mossing asked Mr. Resnick if he had anything to report.

Mr. Resnick stated he had no additional report other than what was already discussed 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. Mossing 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 in the amount of $3,400 which reflected the additional meetings that they had out on Spend Thrift and discussions with the District Engineer relating to the plats.

> 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.

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

EIGHTH ORDER OF BUSINESS Financial Reports

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

Mr. Mossing 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. Wright with all in favor, the Check Run Summary was approved.

Mr. Mossing 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.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Mossing 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)

TENTH ORDER OF BUSINESS Adjournment

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

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

DocuSigned by:
Paul Winkeljohn
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Secretary / Assistant Secretary

Signed by:
Charles Henry
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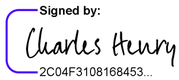
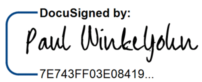
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: 1C7FC596-333C-845F-81E1-815A6BD42D89		Status: Completed
Subject: Reserve: Complete with Docusign: 5-12-26 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
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		eacosta@gmssf.com
		IP Address: 162.199.192.217

Record Tracking

Status: Original 6/12/2026 5:58:14 AM	Holder: Ellen Acosta eacosta@gmssf.com	Location: DocuSign

Signer Events	Signature	Timestamp
Charles Henry chuckhenry2@comcast.net Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 2a04:4e41:3a02:41e1::f674:91e1	Sent: 6/12/2026 6:01:15 AM Viewed: 6/12/2026 1:56:05 PM Signed: 6/12/2026 1:56:16 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Paul Winkeljohn pwinkeljohn@gmssf.com Executive Director Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 2607:fb91:1923:c268:70f5:365c:a6ef:fd41 Signed using mobile	Sent: 6/12/2026 6:01:15 AM Viewed: 6/12/2026 6:23:46 AM Signed: 6/12/2026 6:23:50 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

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	6/12/2026 6:01:16 AM
Certified Delivered	Security Checked	6/12/2026 6:23:46 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	6/12/2026 6:23:50 AM
Completed	Security Checked	6/12/2026 1:56:16 PM

Payment Events	Status	Timestamps