Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

MINUTES OF MEETING
WEIBERG ROAD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Weiberg Road Community Development District was held on **Tuesday**, **June 2, 2026,** at 9:34 a.m. at 346 E. Central Ave., Winter Haven, FL 33880.

Present and constituting a quorum:

Bobbie Shockley	Assistant Secretary
Lindsey Roden	Assistant Secretary
Kristin Cassidy	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture	District Counsel, Kilinski Van Wyk

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order and called the roll. Three Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no members of the public present to provide public comments.

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 8, 2025 & March 3, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the July 8, 2025 and March 3, 2026, Board of Supervisors meeting and asked for any questions, comments, or corrections to the minutes. The Board had no changes to the minutes.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the July 8, 2025 & March 3, 2026 Board of Supervisors Meeting, was approved.

Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Appointing an Assistant Secretary** ***(Appointed at the March 3, 2026 Board of Supervisors Meeting)***

Ms. Burns noted that Kristin Cassidy had already been appointed at the March 3, 2026 meeting and had been sworn in, but the formal resolution was needed to name her as an Assistant Secretary.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-04 Appointing Kristin Cassidy as an Assistant Secretary, was approved.

FIFTH ORDER OF BUSINESS **Public Hearing**

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns noted the public hearing on the proposed Fiscal Year 2027 budget had been properly advertised. A motion was requested to open the public hearing.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-05 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns reviewed Resolution 2026-05 adopting the District's Fiscal Year 2027 budget and appropriating funds. The budget, attached as Exhibit A, was presented as developer-funded and unchanged from the prior meeting except for updated actuals and projections. She noted that costs would be billed only as incurred and that the budget included a field contingency and potential playground lease funding if needed.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-05 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2026/2027 Developer Funding Agreements

a) Cassidy Land Development, LLC (Eagle Landing – 206 Lots)
b) GLK Lake Trask, LLC (Landing at Lake Trask – 572 Lots)
c) GLK Real Estate, LLC (Alford Ridge – 178 Lots)

Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

Ms. Burns reviewed the Fiscal Year 2027 developer funding agreements, which were presented using the same lot allocations as the prior year: 206 lots for Cassidy Land Development, 527 lots for GLK Lake Trask, and 178 lots for GLK Real Estate LLC. Ms. Burns noted that future funding requests would be issued according to the percentage splits established in these agreements. During discussion, it was noted that Cassidy Land Development LLC no longer exists and is now GLK Development, although the tax identification number remains the same. The Board agreed to approve the agreements subject to confirmation of the correct entity names, with authority to update the names if needed.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Fiscal Year 2026/2027 Developer Funding Agreements, were approved subject to confirmation of entities.

Ms. Burns asked for a motion to close the public hearing.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-06 Re-Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District (Suggested Date: November 3, 2026)**

Ms. Burns stated Resolution 2026-06 is to reset the public hearing for adoption of the amended and restated Rules of Procedure for the District. She explained that the hearing had originally been planned in coordination with the budget adoption but required notice language had been missed. Accordingly, the public hearing was rescheduled to the November 3, 2026 meeting, which will coincide with the landowners' election.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-06 Re-Setting a Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District on November 3, 2026, was approved.

Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027**

Ms. Burns explained that the District would move to a quarterly meeting schedule, as only limited meetings were anticipated. The proposed meeting months were identified as November, March, June, and September, with the November meeting selected in part to coincide with the landowners' election.

Ms. Burns noted that the overall meeting block would remain substantially the same, although the order of some Districts would be adjusted. Crosswinds East and Hamilton Bluff would be removed from this block and moved to a separate Prime meeting day, as those Districts are expected to have residents attending in the future. The remaining Districts would stay within the existing block, with only the order revised.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 Designating a Date, Time, and Location for a Landowners' Meeting and Election (Tuesday, November 3, 2026 – Regular Meeting Date)(Seat #1, Seat #2, & Seat #4)**

Ms. Burns stated that the election would be held on Tuesday, November 3, 2026, in conjunction with the District's regular meeting, with Seats 1, 2, and 4 scheduled for election.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-08 Designating a Date, Time, and Location for a Landowners' Meeting and Election on Tuesday, November 3, 2026 – Regular Meeting Date (Seat #1, Seat #2, & Seat #4), was approved.

NINTH ORDER OF BUSINESS **Presentation of Fiscal Year 2025 Audit Report**

Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

Ms. Burns presented the Fiscal Year 2025 audit report and noted that the report to management on page 25 summarized the audit results. She reported that there were no findings and no instances of noncompliance, and that the audit was considered clean. She advised that the independent audit had been submitted to the state prior to the June 30 deadline.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Accepting Fiscal Year 2025 Audit Report, was approved.

TENTH ORDER OF BUSINESS Goals and Objectives

A. Adoption of Fiscal Year 2027 Goals & Objectives

Ms. Burns presented the proposed goals and objectives for Fiscal Year 2027 and noted that, because no additional meetings are anticipated before the end of the year, the same goals previously adopted for Fiscal Year 2026 were being carried forward for the upcoming fiscal year.

B. Review of Approved Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

Ms. Burns presented the review and approval of the Fiscal Year 2026 goals and objectives and advised that the District is on track to meet all current-year goals. To avoid the need for an additional Board meeting before the end of the fiscal year, staff recommended approval of the Fiscal Year 2027 goals and objectives and authorization for the Chair to execute the final form for the Fiscal Year 2026 goals and objectives

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives and Accepting the Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form, was approved.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Birnholz-Couture reminded Board members of the annual ethics training requirement due by the end of the calendar year. It was noted that the required training consists of two hours on Sunshine Law and public records and two hours on general ethics, and that free online training options are available.

Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

i. Approval of Check Registers

Ms. Burns presented the check register that was included in the agenda.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Check Registers, were approved.

ii. Balance Sheet & Income Statement

Ms. Burns presented the financial statements included in the meeting package for the Board's review. No Board action was required on this item, and staff offered to answer any questions.

iii. Presentation of Number of Registered Voters – 0

Ms. Burns reported that, as required, the number of registered voters within the District was determined as of April 15, and the current number of registered voters is zero.

iv. Reminder to Board Members to Fil Form 1's by the July 1, 2026 Deadline

Ms. Burns reminded Board members of the upcoming July 1 deadline for filing Form 1 and advised that reminder notices would continue to be sent as the deadline approaches. She explained that, after July 1, the office receives a list from the State identifying any individuals within the organization who have not yet filed, and follow-up reminders are then issued. She noted that former Board members may still receive notice requirements if they served on the Board during the applicable reporting period, and that exit filing requirements, including Form 1F, are addressed separately upon a Board member's departure.

TWELFTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Docusign Envelope ID: 4D70E3F2-4D62-8F97-82A3-985A4A777473

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

Ms. Burns asked for a motion to adjourn.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the meeting was adjourned.

Jill Burns
Secretary/Assistant Secretary

Signed by:
Rennie Heath
8215FA2B8FB744A...
Chairman/Vice Chairman