

**MINUTES OF MEETING
HIGHLAND PARK COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Highland Park Community Development District held a Regular Meeting and Audit Committee Meeting on February 9, 2026 at 12:30 p.m., at the Jose Moreno P.A. Office, 240 NW 76 Drive, Suite D, Gainesville, Florida 32607.

Present:

Jose Moreno	Chair
Tommy Miles	Vice Chair
Lois Livingston	Assistant Secretary
Daniel Chandler	Assistant Secretary
Charlie Cheston	Assistant Secretary

Also present:

Kristen Thomas	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Travis Hastay	District Engineer
Misty Taylor (via telephone)	Bond Counsel
Sete Zare	MBS Capital Markets

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 12:31 p.m. The Oath of Office was administered to Mr. Cheston before the meeting. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Charlie Cheston [Seat 4] (the following will also be provided under separate cover)

The Oath of Office was administered before the meeting commencing. She provided the following:

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 Officers**

FOURTH ORDER OF BUSINESS

Consideration of Conflict Waiver: Kilinski | Van Wyk

Ms. Kilinski presented a Joint Representation Agreement and Informed Consent to Waiver of Conflict of Interest between the CDD, Newberry Plaza, LLC, and Kilinski|Van Wyk PLLC. For full disclosure, District Counsel was asked to represent the CDD and also issue a Landowner Counsel opinion in the same transaction. District Counsel contacted the Florida Bar and consulted with the Landowner regarding the limitation of that representation, which is only to issue that which is necessary in conjunction with the financing and not for regular engagement on the matter. For the Landowner Counsel opinion, District Counsel will be required to review documents in conjunction with the issuance in question, including all the employee financing documents, and LLC and signatory authority.

On MOTION by Mr. Miles and seconded by Ms. Livingston, with all in favor, the Kilinski|Van Wyk Joint Representation Agreement and Informed Consent to Waiver of Conflict of Interest Agreement, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Thomas presented Resolution 2026-01. Mr. Moreno nominated the following:

- | | |
|-----------------|---------------------|
| Jose Moreno | Chair |
| Tommy Miles | Vice Chair |
| Lois Livingston | Assistant Secretary |
| Daniel Chandler | Assistant Secretary |
| Charlie Cheston | Assistant Secretary |

No other nominations were made.

The following prior appointments by the Board remain unchanged by this Resolution:

Secretary	Craig Wrathell
Assistant Secretary	Kristen Thomas
Assistant Secretary	Daniel Rom
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

On MOTION by Mr. Chandler and seconded by Mr. Cheston, with all in favor, Resolution 2026-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Presentation of Master Engineer’s Report, revised January 14, 2026

Mr. Hastay presented the Master Engineer’s Report revised January 14, 2026. He reviewed the sections that have been updated, including the Planned Units in Section 3 and the Permitting/Construction Commencement in Section 4. He concluded that the total number of units is 350 and no additional permits are necessary for Phases 1 through 3; Phases 4 and 5 still require permits.

On MOTION by Mr. Moreno and seconded by Mr. Miles, with all in favor, the Master Engineer’s Report revised January 14, 2026, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of First Supplemental Special Assessment Methodology Report

Ms. Thomas presented the First Supplemental Special Assessment Methodology Report dated February 9, 2026. She reviewed the pertinent information, including the purpose of the project, the special and general benefits, the Development Program, the Capital Improvement Plan (CIP), the Financing Program, the types of bonds proposed and the Appendix Tables. She noted the following:

- The total number of units is 350.
- The total CIP costs are estimated at \$25,179,521.92.

➤ The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve is \$6,120,000 to finance a portion of the Series 2026 Project costs in the estimated total amount of \$5,126,392.50.

On MOTION by Mr. Moreno and seconded by Mr. Cheston, with all in favor, the First Supplemental Special Assessment Methodology Report dated February 9, 2026, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Authorizing the Issuance of Not to Exceed \$7,500,000 Aggregate Principal Amount of Highland Park Community Development District Special Assessment Revenue Bonds, in One or More Series (The “Series 2026 Bonds”); Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2026 Bonds; Appointing an Underwriter; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Agreement With Respect to the Series 2026 Bonds and Awarding the Series 2026 Bonds to the Underwriter Named Therein Pursuant to the Parameters Set Forth in this Resolution; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum and its Use by the Underwriter in Connection With the Offering for Sale of the Series 2026 Bonds and Approving the Execution and Delivery of a Final Limited Offering Memorandum; Authorizing the Execution and Delivery of a Continuing Disclosure Agreement and the Appointment of a Dissemination Agent; Providing for the Application of Series 2026 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Series 2026 Bonds; Appointing a Trustee, Bond Registrar and Paying Agent; Providing for

the Registration of the Series 2026 Bonds Pursuant to the DTC Book-Entry System; Determining Certain Details With Respect to the Series 2026 Bonds; and Providing an Effective Date

Ms. Taylor stated, when the CDD was nearly formed in March 2025, the Board adopted a Master Bond Resolution authorizing bonds in a not-to-exceed amount of \$34.77 million and authorizing validation of those bonds. She presented Resolution 2026-02, which accomplishes the following:

- This Supplemental Resolution authorizes the issuance of Series 2026 bonds a not-to-exceed amount of \$7,500,000.
- Approves, in substantial form, various documents necessary to market, price, and sell the bonds, including the First Supplemental Trust Indenture, Preliminary Offering Memorandum, Continuing Disclosure Agreement and Bond Purchase Agreement.
- Appoints MBS Capital Markets as the Bond Underwriter.
- Authorizes the Chair, Vice Chair and others to execute the various bond documents; primarily, the Bond Purchase Agreement, subject to the parameters set forth in Section 5.
- Ratifies/confirms the appointment of US Bank as the Bond Trustee.
- Authorizes changes to the Engineer's and Methodology Reports that were just approved to facilitate the marketing and pricing process.

On MOTION by Mr. Chandler and seconded by Ms. Livingston, with all in favor, Resolution 2026-02, Authorizing the Issuance of Not to Exceed \$7,500,000 Aggregate Principal Amount of Highland Park Community Development District Special Assessment Revenue Bonds, in One or More Series (The "Series 2026 Bonds"); Approving the Form of and Authorizing the Execution and Delivery of a First Supplemental Trust Indenture; Authorizing the Negotiated Sale of the Series 2026 Bonds; Appointing an Underwriter; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Agreement With Respect to the Series 2026 Bonds and Awarding the Series 2026 Bonds to the Underwriter Named Therein Pursuant to the Parameters Set Forth in this Resolution; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum and its Use by the Underwriter in Connection With the Offering for Sale of the Series 2026 Bonds and Approving the Execution and Delivery of a Final Limited Offering Memorandum; Authorizing the Execution and Delivery of a Continuing Disclosure Agreement and the Appointment of a Dissemination Agent; Providing for the Application

of Series 2026 Bond Proceeds; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Series 2026 Bonds; Appointing a Trustee, Bond Registrar and Paying Agent; Providing for the Registration of the Series 2026 Bonds Pursuant to the DTC Book-Entry System; Determining Certain Details With Respect to the Series 2026 Bonds; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Setting Forth the Specific Terms of the Highland Park Community Development District’s Special Assessment Revenue Bonds, Series 2026; Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Ms. Kilinski presented Resolution 2026-03, also known as the Delegated Supplemental Assessment Resolution, which accomplishes the following:

- Delegates authority for Staff, in conjunction with the approved Reports and upon pricing and closing on the bonds, to add the final supplemental assessment information and bond pricing to the Methodology Report, evidencing the lien securing the CDD’s debt.

On MOTION by Mr. Moreno and seconded by Mr. Miles, with all in favor, Resolution 2026-03, Setting Forth the Specific Terms of the Highland Park Community Development District’s Special Assessment Revenue Bonds, Series 2026; Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the

Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Ancillary Financing Agreements

Ms. Kilinski presented the following:

- A. Completion Agreement**
- B. Collateral Assignment Agreement**
- C. Acquisition Agreement**
- D. True-Up Agreement**
- E. Declaration of Consent**
- F. Disclosure of Public Financing**

On MOTION by Mr. Moreno and seconded by Ms. Livingston, with all in favor, the Ancillary Financing Agreements and documents; namely, the Completion Agreement, Collateral Assignment Agreement, Acquisition Agreement, True-Up Agreement, Declaration of Consent, and Disclosure of Public Financing, all in substantial form, were approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Construction Matters

Ms. Kilinski presented the following:

- A. Construction Funding Agreement**

On MOTION by Mr. Moreno and seconded by Ms. Livingston, with all in favor, the Construction Funding Agreement, in substantial form, was approved.

- B. Assignment of Construction Contract**

On MOTION by Mr. Moreno and seconded by Mr. Chandler, with all in favor, the Assignment of Construction Contract, in substantial form, was approved.

- C. Work Product Acquisition Package**

On MOTION by Mr. Miles and seconded by Mr. Moreno, with all in favor, the Work Product Acquisition Package, in substantial form, were approved.

TWELFTH ORDER OF BUSINESS

Recess Regular Meeting/Commencement
of Audit Selection Committee Meeting

On MOTION by Mr. Moreno and seconded by Ms. Livingston, with all in favor, the Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

THIRTEENTH 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)

Ms. Thomas discussed the qualifications and pricing for each of the respondents.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: \$2,800 for the year ended September 30, 2025, \$3,500 for the years ended September 30, 2026 and 2027, and \$3,650 for the years ended September 2028 and 2029, plus an additional \$1,400 with bond issuance.

II. DiBartolomeo, McBee, Hartley & Barnes, P.A.

Bid: \$4,125 for Fiscal Year 2025, \$4,350 for Fiscal Year 2026, \$4,500 for Fiscal Year 2027, \$4,750 for Fiscal Year 2028, and \$5,000 for Fiscal Year 2029, plus an additional \$1,250 with bond issuance

III. Dimov Audit

Bid: \$6,000 for Fiscal Year 2025, \$6,200 for Fiscal Year 2026, \$6,400 for Fiscal Year 2027, \$6,600 for Fiscal Year 2028 and \$6,800 for Fiscal Year 2029. Additional services will be contemplated.

IV. Grau & Associates

Bid: \$2,800 for Fiscal Year 2025, \$2,900 for Fiscal Year 2026 and \$3,000 for Fiscal Year 2027, \$3,100 for Fiscal Year 2028, and \$3,200 for Fiscal Year 2029, plus an additional \$1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

Ms. Thomas presented her Auditor Evaluation Matrix scores and ranking. The Board, sitting as the Audit Selection Committee, agreed with Ms. Thomas’ scores and ranking, as follows:

#1	Grau & Associates	100 Points
#2	Berger, Toombs, Elam, Gaines & Frank	98 Points
#3	DiBartolomeo, McBee, Hartley & Barnes, P.A.	98 Points
#4	Dimov Audit	96 Points

FOURTEENTH ORDER OF BUSINESS

Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting

On MOTION by Mr. Moreno and seconded by Mr. Cheston, with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

FIFTEENTH ORDER OF BUSINESS

Consider Recommendation of Audit Selection Committee

- **Award of Contract**

On MOTION by Mr. Moreno and seconded by Ms. Livingston, 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, the #1 ranked respondent; and authorizing Staff to engage Grau & Associates, prepare documents and enter into a contract, was approved.

SIXTEENTH ORDER OF BUSINESS

Authorization of Request for Qualifications (RFQ) for Engineering Services

Ms. Thomas stated there were no respondents to the RFQ for Engineering Services. She asked for a motion to re-advertise the RFQ. Ms. Kilinski stated, since there were no responses to the initial RFQ, another option is to go into direct contract with the Interim District Engineer.

The Board opted to go into direct contract with the current Engineering firm.

On MOTION by Mr. Moreno and seconded by Mr. Miles, with all in favor, awarding the Engineering Services Contract to NV5, Inc., the Interim District Engineer, and authorizing Staff to enter into a direct contract, was approved.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date

Ms. Thomas presented Resolution 2026-04 and read the title.

On MOTION by Ms. Livingston and seconded by Mr. Miles, with all in favor, Resolution 2026-04, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

EIGHTEENTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

A. October 1, 2024 - September 30, 2025

Ms. Thomas noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Mr. Moreno and seconded by Ms. Livingston, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

Ms. Thomas presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Chandler and seconded by Ms. Livingston, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

NINETEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

On MOTION by Ms. Livingston and seconded by Mr. Moreno, with all in favor, the Unaudited Financial Statements as of December 31, 2025, were accepted.

TWENTIETH ORDER OF BUSINESS

Approval of May 12, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. Miles and seconded by Ms. Livingston, with all in favor, the May 12, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWENTY-FIRST ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kilinski | Van Wyk PLLC**
- B. District Engineer (Interim): NV5, Inc.**

There were no reports from District Counsel or the District Engineer.

- C. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: March 26, 2026 at 12:30 PM**
 - **QUORUM CHECK**

The March and April meetings will be cancelled. The next meeting will be May 28, 2026.

TWENTY-SECOND ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWENTY-THIRD ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTY-FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Livingston and seconded by Mr. Chandler, with all in favor, the meeting adjourned at 1:15 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair