

**MINUTES OF MEETING
EA MCKINNON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the EA McKinnon Groves Community Development District held a Special Meeting and Audit Committee Meeting on November 4, 2025 at 11:30 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715.

Present:

Nora Schuster
Susan Kane
Andrea Fidler
Shane Willows

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Jere Earlywine

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 11:31 a.m.

Supervisors Kane, Willows, Fidler and Schuster were present. Supervisor Stevenson was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of First Supplemental
Engineer's Report**

Mr. Earlywine presented the First Supplemental Engineer's Report and noted the following:

- Instead of one bond for Phases 1 and 2 and a second bond for Phase 3, there will be three bond series.
- This Report is related to the first bond series is for Phase 1, consisting of 266 units.
- The Estimated CIP costs total \$30,488,986.
- The CIP improvements necessary for the Phase 1 Project include the Phase 1 neighborhood improvements, certain roads, utilities, and other improvements specific to the Series 2025 Project Area, as set forth in the Report.
- The Report makes the necessary findings, including that there is sufficient benefit from the project to justify the assessment levy.

On MOTION by Ms. Kane and seconded by Mr. Willows, with all in favor, the First Supplemental Engineer’s Report, in substantial form, was approved.

FOURTH ORDER OF BUSINESS

Presentation of First Supplemental Special Assessment Methodology Report

Mr. Kantarzhi presented the First Supplemental Special Assessment Methodology Report and noted the following:

- This Report is related to the first bond series is for Phase 1, consisting of 266 units.
- The Series 2025 Project needed to serve the Series 2025 Project Area is projected to include, without limitation, a stormwater management system, public roadways, water & reclaim, wastewater systems, undergrounding of conduit, perimeter hardscaping, landscape, and irrigation, conservation areas, and off-site improvements, along with contingency and professional costs, and is estimated to total approximately \$30,488,986.00, a portion of which will be financed with the proceeds of the Series 2025 Bonds.
- The proposed supplemental financing plan for the District provides for issuance of the Series 2025 Bonds in the total estimated principal amount of \$6,435,000 to finance a portion of the Series 2025 Project costs in the total amount estimated at \$5,811,986.25.

Mr. Kantarzhi reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and Appendix Tables 1 through 6, which

detail the Series 2025 Development Plan, Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation, Cost Allocation, and Assessment Apportionment.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the First Supplemental Special Assessment Methodology Report, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Setting Forth the Specific Terms of the District’s Capital Improvement Revenue Bonds, Series 2025 (2025 Project); 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

Mr. Kantarzhi presented the Resolution 2026-01 and read the title.

Mr. Earlywine stated this is the final Assessment Resolution and, once the bonds are priced, the Assessment Report will be updated to include the amounts.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2026-01, Setting Forth the Specific Terms of the District’s Capital Improvement Revenue Bonds, Series 2025 (2025 Project); 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.

SIXTH ORDER OF BUSINESS

**Recess Special Meeting/Commencement
of Audit Selection Committee Meeting**

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

SEVENTH 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)

Mr. Kantarzhi discussed the qualifications and pricing for each of the following respondents.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: \$3,800 for the year ended September 30, 2025; or \$5,200 with bond issuance.

II. Carr, Riggs & Ingram, L.L.C.

Bid: \$5,500, plus an additional not-to-exceed \$5,000 with bond issuance

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

Bid: \$3,200 for Fiscal Year 2025, \$3,400 for Fiscal Year 2026, \$3,500 for Fiscal Year 2027, \$3,650 for Fiscal Year 2028 and \$3,750 for Fiscal Year 2029, plus an additional agreed upon fee with bond issuance.

IV. Grau & Associates

Bid: \$3,000 for Fiscal Year 2025, \$3,100 for Fiscal Year 2026, \$3,200 for Fiscal Year 2027, \$3,300 for Fiscal Year 2028 and \$3,400 for Fiscal Year 2029, plus an additional \$1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

Mr. Kantarzhi presented the Auditor Evaluation Matrix. The Audit Selection Committee jointly scored and ranked the respondents as follows:

#1	Grau & Associates	100 Points
#2	DiBartolomeo, McBee, Hartley & Barnes, P.A.	99 Points
#3	Carr, Riggs & Ingram, L.L.C.	85 Points
#4	Berger, Toombs, Elam, Gaines & Frank	80 Points

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Audit Selection Committee jointly scoring the respondents to the RFP for Annual Audit Services, was approved.

On MOTION by Mr. Willows and seconded by Ms. Kane, with all in favor, the Audit Selection Committee scores and ranking of the respondents to the RFP for Annual Audit Services, ranking Grau & Associates as the #1 ranked respondent, with 100 points; DiBartolomeo, McBee, Hartley & Barnes, P.A. as the #2 ranked respondent, with 99 points; Carr, Riggs & Ingram, L.L.C. as the #3 ranked respondent, with 85 points; and Berger, Toombs, Elam, Gaines & Frank as the #4 ranked respondent, with 80 points, was approved.

EIGHTH ORDER OF BUSINESS

Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting

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

NINTH ORDER OF BUSINESS

Consider Recommendation of Audit Selection Committee

- **Award of Contract**

On MOTION by Ms. Kane and seconded by Mr. Willows, 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, awarding the Annual Audit Services Contract to Grau & Associates, and authorizing Staff to engage Grau & Associates, was approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

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

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the June 12, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated the Offering Statement will likely be posted today or tomorrow and the bonds will probably be funded in December 2025.

B. District Engineer (Interim): Atwell, LLC

There was no report.

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

Mr. Kantarzhi reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

- **NEXT MEETING DATE: December 10, 2025 at 11:30 AM**
 - **QUORUM CHECK**

The next meeting will be on December 10, 2025, unless cancelled.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

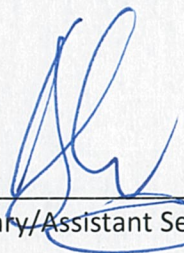
No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS


Adjournment

On MOTION by Ms. Schuster and seconded by Mr. Willows, with all in favor, the meeting adjourned at 11:51 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair