

**MINUTES OF MEETING
SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sorrento Pines Community Development District held a Special Meeting on April 16, 2025 at 3:00 p.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731.

Present:

Seth Bennett
Robert “Quint” Noordstar
Alex Gross

Chair
Vice Chair
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez (via telephone)
Tucker Mackie (via telephone)
Jim Gorman
Rich Browning
Melissa Henry
Tyler Mitchell

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Stanley Martin Homes
Stanley Martin Homes
Stanley Martin Homes
Stanley Martin Homes

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 3:02 p.m.

Supervisors Bennett, Noordstar and Gross were present. Two seats were vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Board Transition

- A. Acceptance of Resignations from Supervisor(s)**
- B. Appointment of Supervisor(s) to Vacant Seat(s)**

Mr. Bennett nominated Mr. Tyler Mitchell to fill vacant Seat 4 and Mr. Jim Gorman to fill vacant Seat 5. No other nominations were made.

On MOTION by Mr. Bennett and seconded by Mr. Noordstar, with all in favor, the appointments of Mr. Tyler Mitchell to fill Seat 4 and Mr. Jim Gorman to fill Seat 5, were approved.

- **Administration of Oath of Office to Newly Appointed Supervisors**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of office to Mr. Tyler Mitchell and Mr. Jim Gorman.

On MOTION by Mr. Mitchell and seconded by Mr. Bennett, with all in favor, the resignations of Quint Noordstar and Alex Gross from Seats 2 and 3, respectively, were accepted.

Mr. Mitchell nominated Mr. Rich Browning to fill Seat 2 and Ms. Melissa Henry to fill Seat 3. No other nominations were made.

On MOTION by Mr. Mitchell and seconded by Mr. Gorman, with all in favor, the appointments of Mr. Rich Browning to fill Seat 2 and Ms. Melissa Henry to fill Seat 3, were approved.

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of office to Mr. Rich Browning and Ms. Melissa Henry.

On MOTION by Mr. Browning and seconded by Mr. Mitchell, with all in favor, the resignation of Seth Bennett from Seat 1, was accepted.

Appointing someone to fill Seat 1 was deferred.

The following items were provided and explained to the new Board Members:

- I. **Required Ethics Training and Disclosure Filing**

- **Sample Form 1 2023/Instructions**
- II. Membership, Obligations and Responsibilities**
- III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**
- C. Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-01.

Mr. Browning nominated the following:

Richard Browning	Chair
Melissa Henry	Vice Chair
Tyler Mitchell	Assistant Secretary
Jim Gorman	Assistant Secretary
Felix Rodriguez	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Seth Bennett	Chair
Quint Noordstar	Vice Chair
Alex Gross	Assistant Secretary
Taryn Galvin	Assistant Secretary

The following prior appointments to the Board remain unchanged:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Browning and seconded by Mr. Mitchell, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Approving Proposed Budget(s) for Fiscal Year 2025/2026; Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date

Mr. Torres presented Resolution 2025-02 He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Browning and seconded by Mr. Mitchell, with all in favor, Resolution 2025-02, Approving Proposed Budget(s) for Fiscal Year 2025/2026; Declaring Special Assessments to Fund the Proposed Budget(s) Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings on June 26, 2026 at 11:00 a.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731; Addressing Publication; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

This item was deferred.

SIXTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-04, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023

On MOTION by Mr. Browning and seconded by Mr. Mitchell, with all in favor, Resolution 2025-04, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Torres presented Resolution 2025-05. This Agreement is being considered again because it was recently updated.

On MOTION by Mr. Browning and seconded by Mr. Mitchell, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating a Date, Time, and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-08,
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 February 28, 2025**

On MOTION by Mr. Browning and seconded by Mr. Mitchell, with all in favor, Unaudited Financial Statements as of February 28, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

**Approval of June 26, 2024 Public Hearing
and Regular Meeting Minutes**

On MOTION by Mr. Gorman and seconded by Mr. Browning with all in favor, the June 26, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.
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THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock, LLP**
- B. District Engineer: Poulos & Bennett**

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting will be held on June 26, 2026 at 11:00 a.m.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

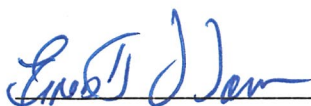
No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Mitchell and seconded by Mr. Browning, with all in favor, the meeting adjourned at 3:36 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair