

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

The Board of Supervisors of the Sorrento Pines Community Development District held a Public Hearing and Regular Meeting on June 26, 2025 at 11:00 a.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731.

**Present:**

Rich Browning	Chair
Melissa Henry	Vice Chair
Tyler Mitchell	Assistant Secretary
Jim Gorman	Assistant Secretary
	Assistant Secretary

**Also present:**

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Tucker Mackie (via telephone)	District Counsel
Steve Saha (via telephone)	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 11:00 a.m.

Supervisors Browning, Henry, Mitchell and Gorman were present. One seat was vacant.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired Term of Seat 1; Term Expires November 2026**

This item was deferred.

- **Administration of Oath of Office to Newly Appointed Supervisor (the following will also be provided in a separate package)**
  - 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 Resolution 2025-09, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2025/1016 Budget**

- A. Affidavit of Publication
- B. Consideration of Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented Resolution 2025-10. He reviewed the proposed Fiscal Year 2026 budget, which consists of only “Professional and administrative” expenses. It is essentially the same as the Fiscal Year 2025 budget.

Ms. Henry asked if there were changes to the off-roll assessment from the prior year.

**On MOTION by Mr. Browning and seconded by Mr. Mitchell, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Mr. Browning and seconded by Mr. Gorman, with all in favor, the Public Hearing was closed.**

Regarding Ms. Henry’s question, Mr. Torres stated that there was a slight decrease in the Fiscal Year 2026 off-roll assessment amount compared to Fiscal Year 2025. He presented the Projected Fiscal Year 2026 Assessments Table.

**On MOTION by Mr. Browning and seconded by Ms. Henry, with all in favor, Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Browning and seconded by Mr. Gorman, with all in favor, Resolution 2025-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH 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.

Meetings will be scheduled as needed.

**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**

Mr. Torres presented Resolution 2025-06.

**On MOTION by Mr. Browning and seconded by Mr. Mitchell, with all in favor, Resolution 2025-06, Designating a Date, Time, and Location of August 12, 2025 at 11:00 a.m., at the Fruitland Park Library, 604 W. Berckman Street, Fruitland Park, Florida 34731 for the Landowners’ Meeting; Providing for Publication, Providing for an Effective Date, was adopted.**

**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 May 31, 2025**

Mr. Browning asked for information about the \$15,718 “Due from CR 427 and Investment” line item and why monies are “Due to DR Horton”. Mr. Torres stated he will find out.

**On MOTION by Mr. Browning and seconded by Mr. Mitchell, with all in favor, Unaudited Financial Statements as of May 31, 2025, were accepted.**

**TWELFTH ORDER OF BUSINESS**

**Approval of April 16, 2025 Special Meeting Minutes**

**On MOTION by Mr. Mitchell and seconded by Mr. Browning with all in favor, the April 16, 2025 Special Meeting Minutes, as presented, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock, LLP**

There was no report.

Ms. Mackie stated Mr. Kessler, the Bond Underwriter, emailed her to confirm whether the next bond issuance will occur upon project completion or sooner. She offered to convey this information during her conference call on Monday about the status of other projects. Mr. Browning stated, if possible, he will call her before the meeting.

**B. District Engineer: Poulos & Bennett**

Mr. Saha stated he completed the annual inspection of the District's infrastructure and related systems and will email the Report to Mr. Torres for the 2025 Goals and Objectives Report.

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

- **356 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

**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**

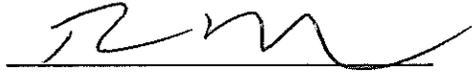
**Adjournment**

**On MOTION by Ms. Henry and seconded by Mr. Mitchell, with all in favor, the meeting adjourned at 11.17 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair