

# Sorrento Pines Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W•Boca Raton, Florida 33431

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<https://sorrentopinescdd.net/>

January 22, 2026

Board of Supervisors  
Sorrento Pines Community Development District

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

### **NOTE: Meeting Time**

Dear Board Members:

The Board of Supervisors of the Sorrento Pines Community Development District will hold a Regular Meeting on January 29, 2026 at 11:00 a.m., at the W.T. Bland Public Library, 1995 N. Donnelly St., Mount Dora, Florida 32757. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Newly Elected Supervisors [Melissa Henry – Seat 3, Tyler Mitchell – Seat 4, and Jim Gorman – Seat 5] (*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
4. Consider Appointment to Fill Unexpired Term of Seat 1; *Term Expires November 2026*
  - Administration of Oath of Office to Newly Appointed Supervisor
5. Consideration of Resolution 2026-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
6. Consideration of Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date

7. Consideration of Resolution 2026-03, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date
8. Presentation of Second Supplemental Engineer's Report
9. Presentation of Second Supplemental Special Assessment Methodology Report
10. Consideration of Resolution 2026-04, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution
11. Consideration of Resolution 2026-05, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Roan Bridge Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes
12. Consideration of Resolution 2026-06, Designating a Date, Time, and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date [Seats 1, 2 & 5]
13. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
14. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank
  - A. Consideration of Resolution 2026-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
15. Consideration of Resolution 2026-08, 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

16. Consideration of Resolution 2026-09, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date
17. Consideration of Resolution 2026-10, Designating the Location of the Local District Records Office and Providing an Effective Date
18. Acceptance of Unaudited Financial Statements as of December 31, 2025
19. Approval of Minutes
  - A. June 26, 2025 Public Hearing and Regular Meeting
  - B. August 12, 2025 Landowners' Meeting
20. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Poulos & Bennett, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: TBD
    - QUORUM CHECK

SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	RICH BROWNING	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	MELISSA HENRY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	TYLER MITCHELL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	JIM GORMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

21. Board Members' Comments/Requests
22. Public Comments
23. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714.

Sincerely,  
  
Ernesto Torres  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 782 134 6157**