

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

The Board of Supervisors of the Sorrento Pines Community Development District held 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.

**Present:**

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

**Also present:**

Ernesto Torres (via telephone)	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. Rodriguez called the meeting to order at 11:02 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**

**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 be provided in a separate package)**

Mr. Rodriguez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Melissa Henry, Tyler Mitchell and Jim Gorman. He 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**

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

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

The consensus was to leave Seat 1 vacant for the time being.

**FIFTH ORDER OF BUSINESS**

**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**

Mr. Rodriguez presented Resolution 2026-01. The results were as follows:

Seat 3	Melissa Henry	200 votes	4-year Term
Seat 4	Tyler Mitchell	200 votes	4-year Term
Seat 5	Jim Gorman	190 votes	2-year Term

**On MOTION by Mr. Browning and seconded by Ms. Henry, with all in favor, 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, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Rodriguez presented Resolution 2026-02. Mr. Browning nominated the following:

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

No other nominations were made. The following prior appointments remain unchanged:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary

Felix Rodriguez

Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

**On MOTION by Mr. Browning and seconded by Ms. Henry, with all in favor, Resolution 2026-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

Mr. Torres stated the Seventh through Eleventh Orders of Business are related to the next bond issuance. Some reports are not ready to be presented today. The purpose today is to update the Board on what Staff is currently working on and to request a continued meeting for next week, so that all reports can be finalized and presented to the Board at that time.

Ms. Mackie stated Staff recently participated in a conference call and her office has secured the version of the Master Engineer’s Report that would be relevant for Phase 3, that updates the unit counts and product types, as anticipated, and splits those out between Phases 3a and 3b, with the understanding that there will probably be a few ownership differences associated with those two areas of development. District Counsel will have the Engineer’s Report for Phase 3 finalized and District Management should have a preliminary version of the Master Methodology for Phase 3 soon. Today’s meeting can be continued to early next week or to a date and time that works well for the Board and Staff.

**On MOTION by Mr. Browning and seconded by Ms. Henry, with all in favor, continuing today’s meeting to February 4, 2026 at 10:00 a.m., at the W.T. Bland Public Library, 1995 N. Donnelly St., Mount Dora, Florida 32757, to present the bond-related items listed in the Seventh through Eleventh Orders of Business, was approved.**

**SEVENTH ORDER OF BUSINESS**

**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**

This item was deferred.

**SORRENTO PINES CDD  
EIGHTH ORDER OF BUSINESS**

January 29, 2026

**Presentation of Amended and Restated  
Engineer's Report**

This item was deferred.

**NINTH ORDER OF BUSINESS**

**Presentation of Amended and Restated  
Master Special Assessment Methodology  
Report**

This item was deferred.

**TENTH ORDER OF BUSINESS**

**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**

This item was deferred.

**ELEVENTH ORDER OF BUSINESS**

**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 Sorrento Pines Community  
Development District in Accordance with  
Chapters 170, 190 and 197, Florida  
Statutes**

This item was deferred.

**TWELFTH ORDER OF BUSINESS**

**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]**

Discussion ensued regarding the bond issuance timing, levying assessments, whether to move the continued meeting to a later date and a delegated award resolution.

Ms. Mackie will contact Mr. Kessler to discuss having a delegated award resolution ready for Board approval by the February 4, 2026 Continued Meeting date.

**On MOTION by Mr. Browning and seconded by Mr. Gorman, with all in favor, Resolution 2026-06, Designating November 10, 2026 at 11:00 a.m., at the W.T. Bland Public Library, 1995 N. Donnelly St., Mount Dora, Florida 32757, as the Date, Time and Location for Landowners’ Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.**

**THIRTEENTH ORDER OF BUSINESS**

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

- A. **October 1, 2024 - September 30, 2025 [Posted]**
- B. **October 1, 2025 - September 30, 2026**

**On MOTION by Mr. Browning and seconded by Mr. Gorman, with all in favor, the Fiscal Year 2025 Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Mr. Torres presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 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 2026-07, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024**

**On MOTION by Mr. Browning and seconded by Ms. Henry, with all in favor, Resolution 2026-07, Hereby Accepting the Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, was adopted.**

**FIFTEENTH ORDER OF BUSINESS**

**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**

The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: Fourth Thursday of each month

TIME: 11:00 a.m.

LOCATION: W.T. Bland Public Library, 1995 N. Donnelly St., Mount Dora, Florida 32757.

**On MOTION by Mr. Browning and seconded by Mr. Gorman, with all in favor, 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, was adopted.**

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-09, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

Mr. Rodriguez presented Resolution 2026-09.

Mr. Browning motioned to adopt the resolution. Mr. Mitchell seconded the motion.

A vote was not taken. This item was tabled as no Lake County location was provided.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-10, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was tabled.

**EIGHTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2025**

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

**Approval of Minutes**

- A. June 26, 2025 Public Hearing and Regular Meeting**
- B. August 12, 2025 Landowners' Meeting**

**On MOTION by Mr. Mitchell and seconded by Mr. Gorman, with all in favor, the June 26, 2025 Public Hearing and Regular Meeting Minutes, and the August 12, 2025 Landowners' Meeting Minutes, both as presented, were approved.**

**TWENTIETH ORDER OF BUSINESS**

**Staff Reports**

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

Ms. Mackie suggested keeping the February 4, 2026 Continued Meeting date and to commence the noticing process sooner for the next public hearing. She will ask John Kessler about the feasibility of adding the delegated award resolution to the February 4, 2026 agenda.

- B. District Engineer: Poulos & Bennett**

Mr. Saha stated the firm name was recently changed from Poulos & Bennett, LLC to Pape-Dawson. The name will be updated on future agendas.

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

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

All Supervisors confirmed their attendance at the next meeting, which is the Continued Meeting on February 4, 2026 meeting.

**TWENTY-FIRST ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWENTY-SECOND ORDER OF BUSINESS**

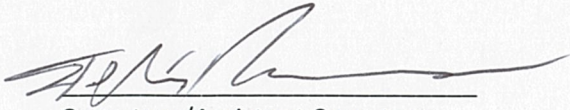
**Public Comments**

No members of the public spoke.

**TWENTY-THIRD ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Browning and seconded by Mr. Mitchell, with all in favor, the meeting recessed and was continued to February 4, 2026 at 10:00 a.m., at the W.T. Bland Public Library, 1995 N. Donnelly St., Mount Dora, Florida 32757.**



Secretary/Assistant Secretary



Chair/Vice Chair