

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

The Board of Supervisors of the Sorrento Pines Community Development District held a Special Meeting on February 18, 2026 at 1:00 p.m., at the W.T. Bland Public Library, 1995 N. Donnelly St., Mount Dora, Florida 32757.

Present:

Rich Browning
Melissa Henry
Tyler Mitchell
Jim Gorman

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres (via telephone)
Felix Rodriguez
Tucker Mackie (via telephone)
Marc Stehli (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 1:00 p.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

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

Mr. Rodriguez presented Resolution 2026-03.

On MOTION by Mr. Browning and seconded by Ms. Henry, with all in favor, Resolution 2026-03, Designating a Date, Time, and Location of March 26, 2026 at 11:00 a.m., at the W.T. Bland Public Library, 1995 N. Donnelly St., Mount Dora, Florida 32757, for 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, was adopted.

FOURTH ORDER OF BUSINESS

**Presentation of Master Engineer’s Report
(Phase 3 Report)**

Mr. Stehli presented the Master Engineer’s Report (Phase 3 Report) dated February 13, 2026 and noted the following:

- The purpose of the Report is to describe the Capital Improvement Plan (CIP) and estimated costs for Phase 3, which consists of approximately 198.68 acres.
- Phase 3 is broken out into subphases 3A and 3B, which are approximately 82.45 and 116.23 acres, respectively.
- Phase 3 currently anticipates 328 single-family residential units, with 156 units in Phase 3A and 172 units in Phase 3B.
- Intended bond-eligible public infrastructure consists of the roadway improvements; stormwater management system; water, wastewater and reclaim utilities; hardscape, landscape and irrigation; streetlights and undergrounding of electrical utility lines; and off-site improvements.
- The estimated total costs are approximately \$9.02 million for Phase 3A and \$7.89 million for Phase 3B.
- Legal descriptions are provided for the overall Phase 3 area and for Phase 3B. Phase 3A would be determined by removing Phase 3B from the overall Phase 3 legal description.

FIFTH ORDER OF BUSINESS

**Presentation of Phase 3 Master Special
Assessment Methodology Report**

Mr. Torres presented the Phase 3 Master Special Assessment Methodology Report dated February 18, 2026. He reviewed the information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. He noted the following:

- Phase 3 envisions 328 single-family units.
- The anticipated total CIP costs are estimated at \$16,912,192.33.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$22,785,000 to finance a portion of the Phase 3 CIP costs in the estimated total amount of \$16,912,192.33.
- No bond assessments are allocated to any private amenities or governmental property.

SIXTH 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

Ms. Mackie presented Resolution 2026-04, which acknowledges the Capital Improvement project, as described in the Engineer’s Report, adopts the assessment roll and begins the assessment process.

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

SEVENTH 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

Mr. Rodriguez presented Resolution 2026-05.

On MOTION by Mr. Browning and seconded by Ms. Henry, with all in favor, Resolution 2026-05, Setting a Public Hearing on March 26, 2026 at 11:00 a.m., at the W.T. Bland Public Library, 1995 N. Donnelly St., Mount Dora, Florida 32757, 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, was adopted.

EIGHTH ORDER OF BUSINESS

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

This item was deferred.

NINTH 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 deferred.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

Discussion ensued regarding Equivalent Residential Units (ERUs), front footage of the lots, and a means of ensuring the agreed upon maximum of \$26 per front foot is met.

Ms. Mackie will continue discussions and Staff will determine if the next meeting is necessary to present the Delegated Award Resolution.

B. District Engineer: Pape-Dawson Consulting Engineers, LLC

There was no report.

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

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**
- **NEXT MEETING DATE: February 26, 2026 at 11:00 AM [Cooper Memorial Library, 2525 Oakley Seaver Dr., Clermont, Florida 34711]**
 - **QUORUM CHECK**

Mr. Rodriguez noted the February 26, 2026 meeting location. It was noted that three Supervisors must attend in person in order to meet quorum requirements.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

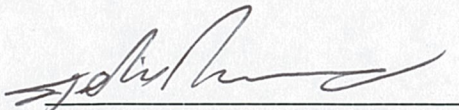
Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Henry and seconded by Mr. Gorman, with all in favor, the meeting adjourned at 1:25 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair