

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

The Board of Supervisors of the Sorrento Pines Community Development District held a Regular Meeting on April 23, 2026 at 11:00 a.m., at the W.T. Bland Public Library, 1995 N. Donnelly St, Mount Dora, Florida 32757.

Present:

Melissa Henry
Tyler Mitchell
Jim Gorman

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Felix Rodriguez
Tucker Mackie (via telephone)
Daniel Harvey
Timothy Quebedeaux

District Manager
District Counsel
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 11:01 a.m.

Supervisors Henry, Mitchell and Gorman were present. Supervisor Browning was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

This item was deferred.

- **Administration of Oath of Office (the following to 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 2026-14, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Matters Relating to Maintenance and Repair of Infrastructure

- **Quality by Design Landscape Installation Proposal [Ph1A SW2]**

Ms. Mackie presented Proposal for Ph1A SW2. This landscaping and irrigation work is necessary to comply with Code Enforcement.

On MOTION by Ms. Henry and seconded by Mr. Gorman, with all in favor, the Quality by Design Landscape Installation Proposal for Ph1A SW2, in a not-to-exceed amount of \$13,077, was approved.

SIXTH 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.

SEVENTH 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.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2026

Mr. Rodriguez presented the Unaudited Financial Statements as of March 31, 2026.

Ms. Mackie stated, if improvements are expected to come online in Fiscal Year 2027, she suggests starting to formulate a budget for Field Maintenance and determine the method by which the Developers would like to maintain CDD improvements within Phase 3 if it will be different from the prior Phases.

On MOTION by Ms. Henry and seconded by Mr. Gorman, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.

NINTH ORDER OF BUSINESS

Approval of March 26, 2026 Public Hearings and Regular Meeting Minutes

On MOTION by Ms. Henry and seconded by Mr. Gorman, with all in favor, the March 26, 2026 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Mackie stated she will continue working with the Underwriter and keep the Board and Staff informed.

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

There was no report.

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

- **NEXT MEETING DATE: May 28, 2026 at 11:00 AM [Presentation of FY2027 Proposed Budget]**
 - **QUORUM CHECK**

Supervisors Henry, Mitchell and Gorman confirmed their attendance at the May 28, 2026 meeting. Supervisor Browning will not attend.

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

Resident and HOA President Daniel Harvey asked if there is a requirement for a minimum number of trees. Ms. Mackie replied affirmatively and stated the Lake County approved Landscape Plans should have been provided to the CAM at turnover. CDD Staff provided these to the landscaper; the quote includes every tree required around the pond.

Mr. Harvey introduced HOA Treasurer Timothy Quebedeaux and stated they want to discuss the HOA and the CDD collaborating and amending the HOA's Maintenance Agreement with the CDD.

Ms. Henry noted that some of the difficulty is that correspondence through the CAM has been referred to District Counsel.

Ms. Mackie suggested scheduling a call with the CAM and District Management.

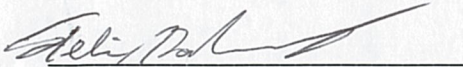
Mr. Rodriguez will schedule a call with all parties.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Henry and seconded by Mr. Gorman, with all in favor, the meeting adjourned at 11:17 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair