

## **MINUTES OF MEETING TALIS PARK COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Talis Park Community Development District was held on Tuesday, January, 20 2026, at 10:00 a.m. at 16665 Toscana Circle, Naples, Florida 34110.

Present and constituting a quorum were:

James Proctor  
Barry Sinoway  
Barbara Hurt-Simmons

Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Paul Winkeljohn  
Patrick Burgess  
Alyssa Willson  
Josh Evans  
Alan Weiss  
Perscilla Diaz  
Doug Maibenz  
Carol Bek

District Manager  
Governmental Management Services  
District Counsel (by phone)  
District Engineer (by phone)  
Resident  
Resident  
Resident  
Resident

### **FIRST ORDER OF BUSINESS**

#### **Roll Call**

Mr. Winkeljohn called the meeting to order and stated we have a quorum.

### **SECOND ORDER OF BUSINESS**

#### ***Audience Comments (Related to Right to Speak Statute Changes)***

Mr. Winkeljohn: We have a handful of guests today so thank you for signing in on the sign in sheet. Normally, if you had something formal to say you would say it at the beginning of the meeting but, I think you all want to participate in our conversation about the lake status and stuff. The engineer had a conflict, he works for the county government as

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well, as their consultant and they had a meeting at 9:00 that he said would drift into our meeting a little bit, so we're going to wait for him to get on the line. Alyssa are you on there?

Ms. Willson: Yes, and Happy New Year everyone.

Mr. Winkeljohn: So, if you want to wait for that part of the agenda that might be more beneficial to you all.

### **THIRD ORDER OF BUSINESS**

#### **Approval of the Minutes of the November 18, 2025 Meeting**

Mr. Winkeljohn: The minutes from the November 18th meeting have been circulated, and I've already received some comments from one of the Board members, normal error-type cleanup items. I anybody has any others, I'll take them or a motion to approve as edited.

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| On MOTION by Mr. Proctor seconded by Ms. Hurt-Simmons with all in favor, the Minutes of the November 18, 2025 Meeting as amended were approved. |
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### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing**

Mr. Winkeljohn: Item No. 4, I prefer that the other two Board members were available today to discuss this but, the reason I put the 2027 budget on here is because of our historic time restraints and ability to hold the adoption and set a public hearing and be able to have that public hearing. I took a couple of assumptions and put the budget together, the first assumption that this includes is that we don't anticipate a need to increase the assessment. We adopted a budget through a recent refinancing and that accomplished the projects we had, put some money in the bank for that project and we adjusted our assessment to match the modern costs of the District. Many Districts don't change their assessment for 5 or 10 years at time and then the cost of living and scope changes eat into that and then you end up being short. So, this can be tabled and it doesn't have to be acted on but, I wanted to put it in front of the Board with those assumptions in mind that there's no intent to increase the assessment. Your budget, certainly the first hearing, the first part of it sets up the second

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part which is the hearing but, it also sets the ceiling on what the assessment would be. So, if we assume we're not going to increase our assessment, you just set it at the same level and it's fairly routine. The line items in the budget can be changed any time throughout the year regardless, so it's really not a budget per se, it's more of an assessment setting discussion. The hardest part as I mentioned is identifying when we can adopt the budget and that's a more formal meeting, it has more special advertisements and if you missed that one or we have to reschedule it, you can be in jeopardy of not meeting the rules because there's a 60 day notice or requirement, so you can't do it any sooner than 60 days from today if you did proposed it. So, that's up to you how you want to act today but, again, I put it on there for those reasons.

Mr. Proctor: I have a question on the proposed budget, has the level of the reserves changed or increased based on what we've done?

Mr. Winkeljohn: Yes, so your reserves are tied to the end of the year finish, and so there's an adjustment from last October and then what they'll be when you actually adopt the budget which will reflect real time estimates.

Mr. Proctor: What's in the reserves now?

Mr. Winkeljohn: Let me pull that up for you.

Ms. Hurt-Simmons: I know we had some reserves positive moving forward but I don't know what it was.

Mr. Winkeljohn: Yes, we structured it a little bit.

Ms. Hurt-Simmons: So, I don't know if that expected number is going to be in there.

Mr. Proctor: Plus we got the benefit of the bond refinancing.

Mr. Winkeljohn: Yes, so just a quick glance, your annual budget is a little over \$675,000 of assessments and you have as of today, \$838,000 in the bank. So, you're sitting well ahead of about \$225,000 in the reserves which is sort of what we budgeted, or identified in our reserve schedule at this adoption, so we're tracking perfect there. The budget itself, what I call books some reserve contributions too, we have \$20,000 for lake reserves, all of those line items will flow by the end of this year into that fund as well.

Ms. Hurt-Simmons: Right.

Mr. Proctor: With no special projects?

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Mr. Winkeljohn: Right, no immediate demands or projects, I mean there's always requests out there but, from a functional standpoint we're meeting the obligations of the District and we're replenishing those project funds as well as building future funds.

Ms. Hurt-Simmons: When would we do the budget, because not everybody is here, are you proposing, and we can't do it within 60 days you said?

Mr. Winkeljohn: Right, it can't be any sooner than 60 days, so that's exactly right, so if you wanted to move forward on this and you had some dates, like in the April time period, you could get your budget completed by then. Again, when there's no increase it's not particularly meaningful to stretch it to the end of the year because you sort of know what you're getting, you can live with what you get no matter what, and it meets the requirements. Remember we did have two years ago, we missed the September cutoff and we had to hold it in October and that's not ideal, from an audit standpoint they don't care for that. So, that's one way to look at it, again, I put it up here just give you the earliest opportunity to look at it and give guidance.

Ms. Hurt-Simmons: I propose we vote on it in April and assuming there's no assessment, right?

Mr. Proctor: Yes, I assume that we don't have any special project.

Mr. Winkeljohn: Yes, so you would set it for your April meeting to do the adoption.

Ms. Hurt-Simmons: Yes.

Mr. Winkeljohn: So, then resolution #2026-01 is appropriate for you by motion with the April date, and I don't have that date in front me but, I can fill that in if you'll allow me.

Ms. Willson: It's April 21st.

Mr. Winkeljohn: Thank you. So, that would be 4-21 at this time and this location, and the other reason I always do this is, and with Boards like yours, is if something changes we have plenty of time to rescind this motion or move it, or amend it to be a different date, change the budget, so we have until June 15th to have a complete reversal or whatever.

Ms. Hurt-Simmons: I'll be calling into that meeting because I won't be here.

Mr. Winkeljohn: Ok, alright so we'll have to make sure we have three people for that then.

Mr. Proctor: But we could do it in March.

Mr. Winkeljohn: If you wanted to you'd have to decide today.

Ms. Sinoway: And we'd make the 60 days?

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Mr. Winkeljohn: Yes, just barely by one day.

Ms. Hurt-Simmons: Well, it would be March 21st, or what are you looking at?

Mr. Winkeljohn: It would be the 20th I think.

Ms. Hurt-Simmons: Ok, well, if it's on a Tuesday it would either be the 17th or 24th.

Mr. Winkeljohn: So, it would be the 24th then.

Ms. Hurt-Simmons: And we'd be ok.

Mr. Winkeljohn: Yes.

Ms. Hurt-Simmons: So, I will be here for that.

Mr. Winkeljohn: Ok.

Ms. Hurt-Simmons: What about you? Jim are you around?

Mr. Proctor: Yes.

Mr. Sinoway: So, March 24th, yes I'm good.

Ms. Hurt-Simmons: Are you here in April?

Mr. Sinoway: Let me just check that, yes, either date is good.

Mr. Winkeljohn: Well, I like having three known people on that date, so the March 24th would work, is there a motion?

Ms. Willson: And that would be at 10:00 o'clock?

Ms. Hurt-Simmons: Yes.

Mr. Winkeljohn: Yes, 10:00 o'clock, this time, this location.

Ms. Hurt-Simmons: On the website it says that we have a meeting on March 17th, so we would need to change that.

Mr. Winkeljohn: Yes, I'll edit it, the 17th would be too soon.

On MOTION by Mr. Proctor seconded by Mr. Sinoway with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2026/2027 Budget and setting the Public Hearing on March 24, 2026 at 10:00 a.m. at 16665 Toscana Circle, Naples, Florida was approved.

## **FIFTH ORDER OF BUSINESS**

### **Acceptance of Audit for Fiscal Year Ending on September 30, 2025**

Mr. Winkeljohn: Item No.5 like we were hitting at that we try to be good to our audit process and certainly meeting the budget schedule helps us there. So, item No. 5 is the

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2025 audit which was completed on time, there were no findings in the audit and it is recommended that the Board accept the audit by motion.

Ms. Hurt-Simmons: What the audit this detailed last year.

Mr. Winkeljohn: It was identical, same format, all Districts have a pretty strict statutory guidance on how they're written.

Ms. Hurt-Simmons: Ok, I just don't remember it being this intense, and I didn't go back to look, I mean this is a significant audit.

Mr. Winkeljohn: They do a good job, it's a great price too.

On MOTION by Ms. Hurt-Simmons seconded by Mr. Sinoway with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

Mr. Winkeljohn: That brings us to our staff reports, Alyssa.

#### **A. Attorney**

Ms. Willson: Just a quick update, we do represent a number of Special Districts and we do review and follow the various legislation that may impact Special Districts and CDDs, and the last legislative session started last week and will run through I believe it will finish by March 12th, and then I'll go over the bills that may impact Districts and you should be receiving your packet for the next meeting. So, if you have any questions on any items that come up that may impact Special Districts, feel free to reach out and we'll obviously keep you updated on anything that may impact the District as well. So, thank you very much, if you have any questions please let me know.

Mr. Winkeljohn: Alyssa, would you mind giving a quick update on the land transfer that was approved at our last meeting?

Ms. Willson: Yes, I believe that was completed, let me see, that should have been completed I believe, I saw the final title information come through, as well as the recorded deed.

Mr. Winkeljohn: Yes, so just so you know, everything went fine, there were no snags.

Ms. Willson: Yes, correct.

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Mr. Winkeljohn: Excellent. Anything else for Alyssa? Not hearing anything we can move to the next item.

**B. Engineer**

Mr. Winkeljohn: Moving on, I saw the engineer just joined us, so timing worked out perfectly. Hi Josh, how are you?

Mr. Evans: Good, thanks for letting me come late, I had another obligation but, I don't know what happened so far, are we at the engineer's report?

Mr. Winkeljohn: We are.

Mr. Evans: Ok great, so that timing was pretty good. Steven asked that I look at the lake at Carrara, and I don't if you don't talked about that or distributed that report at all Paul but, the two things we were asked to look at the lake on the north side of Carrara Way was questions about the lake elevation, is the right elevation or is it dropping differently than other lakes and we went out with the survey equipment and verified that lake with two other lakes that are controlled in the same elevation and they're within a tenth of a foot of each other, so within the error of the actual equipment, so it looks like that lake elevation, I don't see anything that makes me think there's any issues with the liner. I think it's just differences in the way that the lake bank is maintained as it approaches the waterline, like say for example on the golf course versus on a residential one. The other question on that lake was whether there were water quality issues, so we took 4 water samples and in this report you'll be able to zoom in on that and look at them, and compared it to, I can't remember but, I think it was lake 14 and 5, but we took clear samples to look for probity in the water, it's in the water and from that you can visually inspect and verify if there's a water quality issue, and that lake did have slightly more and what this implies is a little bit more algae in the water, it's still translucent, you see it, it's all fine, but there is slightly more algae in that water, and that could be indicative of a recent fertilizer application or a number of things, so I think maybe next month or maybe in the next two months we'll just go out and have someone do another water sample and see if it clears up but, the easiest solution is to do two fertilizer applications and make sure those aren't made too close to the water, and then if it becomes a recurring issue, you can do things like aeration to clean it up but, I think it's just something to monitor at this time.

Ms. Hurt-Simmons: Josh.

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Mr. Evans: Yes.

Ms. Hurt-Simmons: Barbara here, who does the fertilizer, is that the HOA or the golf course?

Mr. Evans: Well, this particular lake is next to the golf course so, my presumption is it's related to the HOA building but, I don't know that for a fact unless I spoke to that HOA person but, all the lakes around the golf course do have a little bit better water clarity, and that's a much more organized way of doing the fertilizer application, so I guess my question would be maybe to the property manager of the building HOA is to when was their latest fertilizer application and make sure that's being done in a responsible way but, I don't know that to be a fact, I'm just stating what typically occurs when you see more algae in the water.

Ms. Hurt-Simmons: So, is someone going to follow up with Carrara's HOA?

Mr. Winkeljohn: Yes we can do that, and this discussion has already forwarded.

Ms. Hurt-Simmons: Ok.

Mr. Proctor: Josh, this is Jim, as it relates to the area here, I know that's a solar panel and my understanding is that the batteries were not working and have been replaced, therefore the aeration should maybe correct the problem that you're stressing.

Mr. Evans: Perfect, yes, so I said I'll check it in 30 days and see what it looks like, that's good to know.

Mr. Proctor: Ok.

Mr. Evans: So, there's data in the water that's showing it inappropriate so I've heard.

Mr. Sinoway: Josh, this is Barry, I have a couple of questions on the alternative, the lining and the cap stone, are we into that yet?

Mr. Evans: Sure.

Mr. Sinoway: Number one, how long does each project take, the liner versus cap stone?

Mr. Evans: The liner is probably 60 to 90 day installation and I'm going off of experience on a prior one, and I'm just kind of guessing but I think it's probably pretty close to that. The cap rock can probably be done in 2 or 3 weeks, and that would have to be brought in by truck, tractor trailer truck, they'd probably have to park it on that external roadway, I forget what that's called, Veterans I think, and it would have to be brought in by free fall crane and dropped in.

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Mr. Sinoway: And is it my understanding that there are particular seasons when each or both of these projects have to be done, and if so, when?

Mr. Evans: Yes, they have to be done during the dry season for the water table, it has to be as low as possible it can't be receiving rain while we're doing it because you would want the water to be at its lowest elevation when you start installing the cap rock because the last thing you want to do is have the water drop 5 more feet and all of sudden now you wish you'd gone lower, so you want to try to get that at the point where the lake levels are at the lowest and then exactly on the liner. So, on the liner the base issue is the water in the lake, on an existing lake, so you have to do something called well points where they put little wells all the way around the lake and they actually drop the water table around the lake, so that liner can be installed in the dry lake, and it just can't be done when it's wet because they actually weld those liners together, it's a plastic material and they run this electric shock welder over the top of it that seals the liners together so it just rolls. So, to answer your question, both of them need to be done in February, March or April at the latest, timeframe.

Mr. Sinoway: Ok, and we don't have a cost as to the cap rock product.

Mr. Evans: Yes, there's really no way to estimate that, you really have to spend a little money to have someone size it and then have a contractor that actually has capability and it's a little bit more work, I just couldn't put an estimate to that one, we actually need to do a little bit a work, we'd have to estimate the number of rock, estimate the number of size, figure out how much, from where we basically start it, you have to know the bottom elevation, the top elevation to estimate the quantity, and it's a bit of a backfire to get that, to the point that you actually get some type of reasonable estimate, but it's not going to be cheap.

Mr. Winkeljohn: Right, in the order of magnitude, it's hundreds of thousands.

Mr. Evans: Yes, it's like \$100,000 to \$200,000 probably, and that's a wild guess as opposed to the liner estimate which would be more like half a million dollar project.

Mr. Sinoway: Ok, thank you.

Mr. Evans: Sure. Then the last thing I was asked to look at a couple of erosions spots, we're in the middle of doing our annual lake bank erosion inspections, so that part of the report will be completed in the next 30 days. There's a couple of locations that I was asked to look at, they've been added to that report and specifically identify it as an area that needs to be repaired when we do the overall repair which we'd like to all at once whenever. There's an area on the north side of Corsica, was one that was specifically pointed out and

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I sent Paul a photo on that specific spot but, we're just going to incorporate that into our report which is in process right now.

Mr. Winkeljohn: Yes, the pictures were excellent, did you guys have a drone do those?

Mr. Evans: Yes, that was one of the best purchase we've made in the last few years, it makes it so easy, we're doing all of our lake bank inspections with that drone.

Ms. Hurt-Simmons: When is the expected work to be done on that, if there's what's needed?

Mr. Evans: There's not a lot, just the first lakes of the pictures, but you would want to do that in the dry season and again, the same timeframe as I mentioned before for Corsica, you'd want to do that no later than the end of March, early April, you want to get that while the lake is at its lowest elevation.

Ms. Hurt-Simmons: Can we fit that into 2026?

Mr. Winkeljohn: Yes, I mean if there's work for us to do we can tackle it.

Ms. Hurt-Simmons: Ok.

Mr. Proctor: Carol, this is the issue that you were bringing up on the 5 drains?

Ms. Bek: Yes, there's a couple that a pretty shy and they asked me for help because they didn't know how to do it because they know all the landscaping, so I represent them right to you guys just to say, I think the biggest issue there is, that house was built pretty far back so they really don't have much yard, and their concern was just if it keeps going, there's going to be nothing there. So, was there anything they could do, or would you do it, I mean I think if it came to push and shove, they may be willing to help but, they just want to know the proper way about getting it done.

Mr. Winkeljohn: Right.

Mr. Evans: It's not going to erode much further in the dry season.

Ms. Bek: Ok.

Mr. Evans: The only thing is, when I saw the photos, I asked my inspector to go back out and it kind of looks like it's indicative of a spot that had a pool over drain, and what happens when you have a pool over drain, or an overflow drain, that water has chlorine in it and sometimes it kills grass and causes an erosion because that's an odd place for the erosion, so we need to verify that, and we might come back to the homeowner and say, hey if you have any exposed pool overflow in that location to dig about a 1' hole around it and

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put gravel in it so that water has an opportunity to infiltrate into the ground prior to getting to the sod but, that's something else we're looking at too certainly.

Ms. Hurt-Simmons: And can you go back to that picture, it looks like there's a square there.

Mr. Winkeljohn: Patrick is doing it, hold on Josh, we got it up, Josh we'll put it up.

Mr. Evans: Ok.

Mr. Winkeljohn: Yes, there's a little block.

Mr. Sinoway: It looks like a rock.

Mr. Evans: When I see erosion in that location, it's almost always a pool drain that really causes the problems, when it's in the center of two lots, where all the water leaks off the roof drains, I know 90% of the time it's because we have too much water going in one location but, in that location there's not a lot of runoff so it's generally a pool drain.

Ms. Bek: Ok, and as I said, if there is something that is down to them, as long as you tell them how to fix it, they will fix it.

Mr. Winkeljohn: We'll definitely be able to some technical input and advice, there's a short but, a laundry list of options that might work, and our engineer is excellent, so we'll get you to that but, from our standpoint we have an obligation as well on these lakes and so that's what his report will come back to because the way the permits are written is a slope per ratio, so that's what he's going to be able to identify is how far are we from the required ratio and then if we're within range then that makes it a smaller repair, if we're way out of range, that's a bigger repair, it's that's simple. Typically plantings, littoral shelves are the long term, less wasteful, so there's a lot of solutions that never work also.

Ms. Bek: Right, and that was really the other thing Paul was, advice on whose responsibility is the correct way to repair it, so they don't do something wrong for the CDD.

Ms. Hurt-Simmons: So Carol, I had that same issue in our house and we used our landscapers, and that's exactly what they did, they moved it a little because it was under a palm tree, but they put the rocks around it but, the landscapers did it too, and they did a fine job.

Ms. Bek: Ok, alright, and I can go back and I can look with her and explain to them, and that's it but, if you have got it next month, they can always wait because then it would be the right time to do it anyway.

Mr. Winkeljohn: Yes.

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Ms. Bek: So, I just wanted you to reach out and let me know.

Mr. Winkeljohn: Yes, we'll keep in touch.

Ms. Bek: And then I'll keep in touch with them.

Mr. Proctor: So, Josh, you can get us the assessment before our next meeting?

Mr. Evans: Yes, that's no problem, and I also have it detailed to help people when they want figure out how to repair the pool drain which is something that would be the homeowner's responsibility, it's a really simple detail they can to their landscaper and generally get that fixed. So, I'll provide that to Paul once I verify that is the location of the pool drain.

Ms. Bek: Ok, thanks so much guys.

Mr. Winkeljohn: Alright, any other questions from the engineer regarding the lake?

Mr. Sinoway: No.

Ms. Bek: No.

Mr. Weiss: Thank you for seeing us, and thanks for the professionalism by sharing most of the information that you all seem to know which makes it better for everybody. We have a few concerns that are overall for Talis Park, and particularly for our area and also keeping the reputation and the safety and the erosion issues. I brought some neighbors with me today, and they can introduce themselves and say a few words about their exceptions.

Mr. Proctor: Sure.

Mr. Maibenz: I'm Doug Maibenz, I'm the vice president of Corsica Board, and I believe that it's necessary to control the erosion of the lakes around Corsica for several reasons. The erosion of the lakes damages the sod that we're responsible for and although the community has been doing recurring repairs to the sod, the ground makes this uneven and when the landscaping workers use their equipment in that area to do maintenance which Talis Park recommends, they find it unsafe that they've had their equipment nearly toppling in some of the locations and therefore, as long as the eroding continues it is also an ongoing safety concern for doing maintenance in that area.

Ms. Hurt-Simmons: So, it's not of the lakes, it's of the sod.

Mr. Maibenz: Well, the sod has erosion because of the erosion of the lakes, and then it goes up to the sod and then eventually erosion on the sod.

Ms. Hurt-Simmons: Which lake are you referring to?

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Mr. Maibenz: These are the lakes that are between Corsica Coach Homes and the wall along.

Ms. Hurt-Simmons: Ok, so behind those.

Ms. Bek: Yes.

Mr. Maibenz: So, it's those two lakes.

Mr. Winkeljohn: And it looks like it could be argued as one lake with a divider.

Mr. Maibenz: Yes, it's just depends on how you want to look at it.

Mr. Weiss: And it has eroded already, and it's not an inexpensive preventable repair.

Mr. Winkeljohn: Right, and we've done a few along this project already so our sleeves are rolled up already.

Mr. Maibenz: So, you're all invited to visit, just take a look.

Ms. Diaz: I have. My name is Perscilla Diaz, and I live in Corsica, also on the Board, and I'm also a realtor inside these communities and I have a listing there, and I've had some very negative comments from two potential buyers, and others. So, this is the view from my eyes, and this is the listing that I have and you can pass it around so you can see this, and I've had comments like, that's a bloody mess, is there a way for me to be able tell them that we are working on this, that we are trying to address this issue? You can see how eroded it is, so she said this was a definite deal breaker, so if I take my real estate hat off and put my resident hat on, this also affects us, the value of our homes as well because these photos go on my App from other agents and the people, and this woman actually bought in Mediterra so she was taking somebody down there, and they're not maintaining it, and she asked me, do they maintain all the waterways, and I said yes they do, and she said why isn't this maintained because I cannot sit here and look at this because I showed her pictures of what it looks like in the summer and she said I'm only here in the winter so I really don't care what it looks like in the summer.

Mr. Winkeljohn: Right.

Ms. Diaz: So, it affects all of us, not just the Corsica people, but the value of all, and I think we all should be concerned with this and all work together.

Mr. Sinoway: Let me understand something if I might because, that sandy looking area, is that what you're talking about when you're referring to the erosion.

Ms. Diaz: All of that, everything.

Mr. Winkeljohn: Low water.

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Mr. Maibenz: So, it's the area between the water and the edge, so as the water level drops, the littoral gets prominent, and what has happened over the last 4 years that I've seen it personally is that it went from being relatively flat and then coming down to just a slope, and what happens with the slope when the landscapers come along with their little golf cart type vehicles, they're going to tilt into it and they're concerned about that. So, it's not inexpensive to repair now, but it's going to be a lot more expensive to repair later on, so preventative maintenance is really important. You have the reputational risks, you have the safety and the erosion, and it really is a concern.

Mr. Proctor: Allen when you were here last month we discussed the lining issue and Josh Evans sent you an analysis of what it would cost but, what was your Board's thinking in relationship to that.

Mr. Weiss: So, the Board, and we're here as citizens rather than as a Board, though we have met obviously, so a couple of concerns about the lining, I'm a little perplexed why the CDD accepted those ponds without them being lined ahead of time and then again it happened in Fairgrove accepting a pond that had an obvious defect. So, obviously the root cause of that problem is that the developer or whoever had it before the CDD had it should have done what they did at the end, you were around in, you mentioned in 2013 or so you sold the other Corsica on Injustice and you know the mechanics of that, so that's a concern. Having said that, this is what we're faced with right now.

Mr. Proctor: Well, Paul why don't you explain the takeover of the lake decision.

Mr. Winkeljohn: Yes, so the developer makes all the choices, the CDD is a permit holder and is obligated for the infrastructure, now the aesthetics if you will.

Mr. Maibenz: Well, not just that, and that's what he said today, erosion prevention.

Mr. Winkeljohn: Yes, so what you and many people visually observe as erosion is not exactly the technical responsibility of the District. The technical responsibility of the District is to make sure that the lake is maintaining its volume and it has a bank slope, and when you have littorals, there are environmental rules where the littorals are supposed to be there and there's a certain amount of plants, and they're not 100% adherence because everyone in this industry knows their survival is iffy, and it's very expensive to constantly replant them which we've done here, and we've also removed material that was undesirable material. Anyway, all that said, so the District is more of a technical maintenance entity, not a homeowner association which would have a more global opinion of how the lakes should

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operate. So, when they were transferred to the District it was really the permit, the land was always public land in essence and part of the infrastructure of the community but, the permit that operates those lakes is what is our first priority, and we obviously work together and we've done some aesthetics, so I'm not saying that we're not going to but, our first obligation is that technical item, and frankly you live in a golf community, so I say this in every community in Florida, there's a difference. A golf community lake is what you expect but, a Florida drainage retention system is not, it is more natural looking, it is not always ideal in the real estate world because of those competing imagines.

Ms. Diaz: Well, I was also speaking as a resident, I mean I don't live on the lake, so one would say why should I care but I do care about the value of my home.

Mr. Winkeljohn: For sure, so those two visions, one is an environmental look and the other is a more aesthetic, pristine, I golf and live here look to put it in simple terms. So, they're not compatible because the littoral shelves are going to be native grasses and materials and be kind of rough, and people that aren't from South Florida are going to say, well there's going to be critters living in there, and there will be from time to time, that's how it's supposed to work because it's a retention pond for storm drain, so you have water in your living room, it's in the pond, and I'm not being flip, that's just the reality of what that lake is. So, how can we get there, there's some really cool techniques, there's some better planting schemes, lining was never on the table because the District has no reason to line that lake, it doesn't need anything technically to the District whether it's lined or not. The golf course in the developer community wanted those lakes lined around the golf course for aesthetics but, also to keep that common level for irrigation, storage, things like that. So, it's an unusual situation that you have two or three lakes in this community that match one standard and then the other dozen a different standard, so it's always going to have that conflict.

Mr. Weiss: So, having non-lined lake that interacts and we heard from Josh just a couple minutes ago about basically the same level of height of water so that when it's dropping in one set of ponds, it's going to drop through the whole golf course, so that would be an argument to line everything. Now the question is, and I think I understand your point, not being cost effective, what is the most cost effective way of keeping things save, avoiding the erosion, and having a reputational net that's lived up to a golf course imagine which folks coming here to look at real estate that's what they're thinking, even though I understand the

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technically distinction, the practical distinction is people have an idea of what it should look like.

Ms. Hurt-Simmons: So, you're just saying, how we make a retention pond look nicer.

Mr. Weiss: Yes, exactly.

Ms. Hurt-Simmons: Because the retention ponds are, and I live in Georgia so we have retention ponds all over and they can be messy.

Ms. Bek: Honestly, in the winter, when everybody is there, the ponds look horrible but, it's just the way it was and in the summer they looked gorgeous.

Ms. Hurt-Simmons: So, in lieu of that, you're saying that lining would be the homeowner's responsibility.

Mr. Winkeljohn: Right, the District, you couldn't justify the expense we believe.

Ms. Hurt-Simmons: Ok, so what are the other options?

Mr. Winkeljohn: So, there are quite a few creative and environmentally friendly solutions to make the lake not look drained, and there's some plantings, there's the rock stones, different types of treatment, and one of the things I like is like an anchor type material, like cypress trees, cypress trees are fantastic at creating an ease and holding the soil, and they look more natural to the eye than a bunch of rip rap and bunch of weird boulders, so it's a more normal look but, they also lose their leaves in the winter, and so you do this to make the lake look better and then you have all these dead looking trees one or two months of the year because they're deciduous, and then they pop right out in the spring and they're gorgeous and native wildlife loves them, so that's an example of a solution. My first reaction when I see that lake is all the above, it needs a little bit of everything that lakes can get to improve them, and I think you added a fountain or aeration?

Mr. Maibenz: Yes, aeration.

Mr. Winkeljohn: So, that helps. The water level, I don't think there's an answer for that, we know that, so really I think it's the treatment and what material is living around it, and a more aggressive strategy.

Ms. Diaz: Now, may I ask a question, are all the lakes here as murky and muddy as this one? I mean I've seen a few of them and of course I walk.

Mr. Winkeljohn: Right, so we're doing a test to see why that is looking like that, there's an answer for all of that, different aeration, aeration at different levels, you can set a little bit higher from the bottom, so it's not picking up the sediment.

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Ms. Diaz: Right, and I've been here for 7 years and I've watched this just erode, it just keeps getting bigger and bigger, it's not getting better.

Mr. Winkeljohn: Yes, so our engineer has this for a task, he's doing an analysis of the bank, he does it every year but, we're going to be pinpointing specifically your lake. So, when we get that report back Josh will huddle up with my team and we'll put together an A, B, C type approach to it and see what the District can do because the District, if it sees a return on its investment as keeping the lake function, we can do that, aesthetics, that's where the group has to participate. So, I think if I'm not overstating this, Mr. Chairman, that's kind of how we've done this in the past and what we want to do going forward is, we'll use our technical team to get what we have to do, and what we can do, and we'll pull our resources together and give you the best options we can. This is the business, our firm has 300 communities with a dozen lakes each, so it's not new.

Mr. Maibenz: Phil and I walk around one of the two ponds there, and they're separated, but you had some good ideas about what landing would work well, and the other thing is, I'm happy to host anybody and happy to meet them and just take a quick look, it would take 5 minutes, but the difference between the north bank and the south bank, from the visual look is dramatic, and mine looks great.

Ms. Hurt-Simmons: Which one looks great, the north or south?

Mr. Maibenz: The north one.

Ms. Diaz: So I can say to people, we are addressing this issue, and I'm happy you say that, because I was deer in the headlights when she was telling me all these negative things, and she asked me, is there a problem financially with Talis, and I said no there isn't, she said well this looks like a construction site.

Ms. Hurt-Simmons: So, his report is coming out, and this is like in 2 weeks, right?

Mr. Winkeljohn: Yes, so at our next meeting we should have a report for you, we'll consolidate it down with some recommendations.

Ms. Hurt-Simmons: And put it in the budget.

Mr. Winkeljohn: Yes.

Ms. Hurt-Simmons: Do it this summer you think?

Mr. Winkeljohn: Yes, well, it depends on what we chose, if you want to redo the whole lake we might need a little more time to plan it, and have the money for it but, it's potentially an option but, I don't know the money for the stuff that we're not able to spend money on.

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We need to work on our marketing language I think, the native looking lake versus the other, so there's tricks to this trade.

Ms. Hurt-Simmons: Would everyone on Corsica like some kind of a letter from us explaining like the difference in the lakes and just that we we're working on it, so there's a comfort level?

Mr. Maibenz: That's very gracious, your professionalism and your attention so far, is exemplary, and I don't want to make this difficult.

Ms. Hurt-Simmons: So you can share it, or we can share it with your HOA newsletter or something, or whatever.

Mr. Maibenz: Yes.

Mr. Winkeljohn: And if our list of solutions, we'd want their buy off, if we're going to do something, hey, look at this hideous idea we have don't you love it, no we don't want to do that, we want it to be compatible.

Ms. Diaz: And I'm also not speaking just for Corsica, I'm speaking for all of Talis Park, 35 years I've been in this business, and you just don't want rumors to go around that we're not maintaining the property, so if I have the right language and I knew exactly what to say to someone, that's fine but, also it concerns all of us, not just Corsica.

Ms. Hurt-Simmons: Sure.

Mr. Proctor: Let me ask you a question, how far has your Board gone or how much does the Corsica community understand about the alternatives between a liner, stones, the rocks versus plantings?

Mr. Weiss: It's new to most of the folks that noticed it, this was discussed a year or two ago with them, and then it just sort of went away in the summertime but, now I think it's more of an issue but, we can talk at our next Board meeting with Perscilla as a Board member and just get people's ideas and things, and then what I would say, the CDD has been very responsive and very proactive in terms of involving your professionals and coming up with a plan.

Mr. Proctor: It occurs to me though Alan, and this is my point, you have costs of the lining, you've got potential costs of the cap rock, you'll have costs of the plantings that may or may not be affective in solving these problems but, your folks have to participate, buy in, have opinions, and have feedback to us about that as well.

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Mr. Weiss: Sure, absolutely, so come up with a plan and we'll share it with them, and the Corsica Group puts in about \$82,000 which is the second largest taxing District to the CDD, so we have skin in the game too but, I also understand you have to be prudent with the limited resources.

Mr. Winkeljohn: Excellent, and it's an interesting reality, it's sort of like the weak link visually, and the chain in the whole community as the community has been turned over to the residents you've been nipping away from the inside out and now we're getting down to this type of decision making and maintenance levels. Josh, go ahead.

Mr. Evans: I just wanted to make sure everybody is clear on expectations of the specific report that I'm working on, it's a lake bank inspection report. What we do in that report is we look for non-aesthetic items, and we look for erosion which is a combination of a washout if it's more than 4" to 6", we look at we'd try to repair that and then we look for the slope, which means the lake bank comes down, it has a vertical drop before it goes to the lake level, how that generates that safety issue and we have specific criteria of how much that needs to be before we recommend a repair. This report isn't going to design the cap rock or a liner or anything like that but, we will be looking for erosion starting in Corsica lake like we always do, so I just didn't want anybody walking away thinking we're designing the cap rock, that would be a totally separate report, or the HOA would have to take on or ask me to do.

Mr. Winkeljohn: And I'm going to ask that either you or Patrick or the three of us as a team try to identify some examples of lake plantings that be more pleasing, and maybe some reshaping of the slope a little, like what we might do if we had a principal with an eraser on this project, how we might make it look just at our level, and then we can maybe get some unit costs from our vendors and see. You know, what are we looking at, and what might work for this community in the particular spot.

Ms. Diaz: But I think also not visually, also that maintains stopping the erosion that comes in.

Mr. Winkeljohn: Yes, agreed. The water table here is really the 600 pound gorilla, it gets so low and stays dry for a while and then it comes back rather profoundly with the rains and stays that way. We don't see a lot of silt up, like it's coming from an outside source and filling it up, they don't really transfer that much, because I have it all up and down the I-75 corridor, it's just really low levels that's 90% of the problem and in getting the shelf and

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getting the slopes, and getting the erosion managed is really hard, it still may not work, like they typically still look bad in the winter, it's just reality. This one I can see it has some potential because of the narrowness of it and it's going to be very shallow, I could guess, that really some aggressive, creative, really natural looking plantings are my first guess, and some caps, some stone, like what he's talking about. So, it's going to be a little menu of options and we're going to have to pick out the ones that work for everyone.

Mr. Weiss: So, you can combined both, you could do a little cap, a little stone, where the erosion and the degree is bad.

Mr. Winkeljohn: Yes, and because you have that median through the middle of it, it has more surface area, or perimeter area than it should, like that catches my attention, and I said why did they do that I guess they have to walk across it, and that's got my eye, that's not helping. If that weren't there you'd have probably 20% of the linear footage of both those lakes, and you take that out, now you have a smaller problem, that's just the first thing I thought of.

Mr. Weiss: What was the purpose of that?

Mr. Winkeljohn: I don't know, I can see it has white sand on it so somebody is mowing across it on a regular basis, and back to the safety issue is, the landscapers often don't even have the insurance to go that close to a lake and so they're not allowed to bring their equipment in there anyway, and that could be part of the problem is if somebody is trying to get equipment through there, they're adding to the damage is my first thought and most of them you just tell them, you can't do that, and make it weed it, or do it by hand. So, the best practice kind of reaction to it is, don't let them make it worse. So, we'll look at that as one of the pieces of this puzzle. Alright, so we have some work to do to bring you some answers and some partnership. We sort of combined a couple of things there, so Josh, any other comments under your report?

Mr. Evans: No sir.

Mr. Winkeljohn: Thank you, any questions for Josh? Not hearing any we can move on to the next item.

### **C. Field Manager**

Mr. Winkeljohn: That brings us to field manager, Patrick how are you doing?

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Mr. Burgess: Good, happy New Year to everyone. So, the Corsica repair from the washout was completed and then on Veterans, the sidewalk trip hazards were completed as well yesterday I was told, so I just need to look at them. The Carrara pond, I know that aerator is not working, it needs a motor and a fan, after their last inspection, so once we have a proposal we'll get that completed. I know there were questions about installing mosquito fish or fish install, and Cross Creek can definitely do that so if that's something you guys want to entertain we can get pricing.

Mr. Winkeljohn: Do we already have a permit, I believe we do, and once you have your permit you can do it whenever it's fitting.

Ms. Hurt-Simmons: I'm sorry, what are you talking about?

Mr. Winkeljohn: The fish stocking, they add particular breeds of fish that eat the mosquito larvae and the tadpoles.

Ms. Hurt-Simmons: Ok, I'm sorry.

Mr. Winkeljohn: And it's a good environmental way to solve the problem, it works pretty well.

Ms. Hurt-Simmons: Ok.

Mr. Burgess: So, if you guys ever want to entertain that, the company that services the CDD can do that.

Ms. Hurt-Simmons: Do you recommend it?

Mr. Winkeljohn: I definitely do, it works really well, when you go crazy and try to get the algae and the vegetative eaters, the carp, that's bad because you have to keep them on your property and they can try to get away, and so it's very expensive to trap all of your lake systems that are draining off, and draining through the area but, you don't have that problem, so you don't need that but, mosquitoes, tadpoles, the native fish, and there's a couple of other fish that they add to it to keep the balance, it works well. It's very inexpensive, it's like \$1,000 a year, they just put in a few buckets of fish in all the lakes.

Ms. Hurt-Simmons: Do we need to vote on this?

Mr. Winkeljohn: Let's see what their price comes back with and make sure we have a permit.

Mr. Proctor: Patrick wasn't the request for carp or turtles or something like that.

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Mr. Burgess: It's just what the current ecosystem is in there, and if fish installs can be done, so I don't think there's a specific ask a fish but, I think the most common is the mosquito fish or carp.

Ms. Hurt-Simmons: So, you'll just get a price and we can work it into the budget.

Mr. Winkeljohn: Yes, we'll bring it back.

Ms. Hurt-Simmons: Ok.

Mr. Winkeljohn: So, we'll look at it.

Mr. Burgess: For Veterans, that sidewalk, I don't think it's every been pressure washed, I know a lot of people walk it, and I don't know if it's something you guys want to do but, when you do shavings it's a white strip that they shave down. So, I'm just curious if you guys want to pressure wash it like once a year, I'm sure it's very minimal, it's just that one little stretch but, I know people do walk it, so it would enhance the appearance.

Mr. Winkeljohn: Right, and you could do it now or in the next 30 days and then annually just do it in like October or November.

Ms. Bek: Could you hook in with the HOA because they do that citrus treatment, which they've been doing. I know you have to pressure wash it the first time, I think, and then you just apply it every year and it does it.

Mr. Winkeljohn: Right, it keeps the algae down, that's smart.

Mr. Burgess: I can get pricing if you guys are fine with that.

Ms. Hurt-Simmons: Yes.

Mr. Burgess: Barbara and I met with The Strand for Veterans Memorial Blvd., the brazilin pepper cluster on the west side of our responsibility, we met with the superintendent, his name is John, and basically just tried to discuss a plan of removing that and what they would be willing to do, and what the CDD would be willing to do. I think what the CDD would be willing to do is just extend our silver buttonwood hedge down to the property line to somewhat block their golf course. Then what we expect them to do is remove the brazilin pepper install, but repair fence and then install the clusia hedge which would go to the height of their fence and be a buffer on their side. We talked about adding a hard buffer and extending that but, the point is really just to prevent us from having to constantly spend money to push back that brazilin pepper and you guys spent that money in October last year, and it's already starting to grow, so it's just a constant issue if you don't remove it from the roots.

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Ms. Hurt-Simmons: So, in talking with the superintendent they're redoing that golf course, two of the holes I think, and he said he said, if we've already got equipment in there, they talked about it, their golf course Board, has talked about it and they just haven't made a decision on when to pull the trigger on that. So, he thinks, and he's going to get us a quote but, he thinks that they probably will do something with it but, it's just an extension of that, so we need to block that for the integrity of their golf course and they've got some shrubs inside too, and again, this keeps that waterway clear which is why you're cutting back.

Mr. Burgess: Yes, that was the big point.

Ms. Bek: Sorry to interrupt, can I ask a question, because I think you cutting down the silver buttonwood in the summer was great but, they looked really gruffy and eventually it's going to have to come out, isn't it because it lives its life. So, in the future with your budget, because there's a lot of them.

Ms. Hurt-Simmons: You're talking about on that road?

Ms. Bek: Yes.

Mr. Proctor: I think they look really good now, after they cut them down, or trimmed them, it looked awful for several weeks but, they grew back great.

Ms. Bek: Yes, they're better than they were because they were awful but, I still think they're not going to last for years and years, unless you cut them really short in the summer.

Mr. Proctor: If you want to talk about that, the ones on the berm on the golf course side, they've got a lot more less useful life than those.

Ms. Bek: Yes.

Ms. Hurt-Simmons: Yes, with shrubs they have a lot much longer life from what I understand, is that right Patrick.

Mr. Burgess: For the buttonwood hedge?

Ms. Hurt-Simmons: Yes, those shrubs.

Mr. Burgess: Yes.

Mr. Winkeljohn: And they'll get leggy over time, they don't want to be a shrub, they're actually a tree, and so they'll keep trying to become trees and we keep convincing them otherwise but, eventually the bottom will be clear, and in this application that's not such a bad thing, it's not that big of a deal because it's not like somebody's house, you're not really worrying about that 90 degree look, it's more of a parallel look, so you can milk them a lot longer in that position.

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Ms. Hurt-Simmons: So how old are these on both sides?

Mr. Winkeljohn: They're all 20 years old.

Mr. Proctor: I doubt if those are 20 years old.

Mr. Winkeljohn: And I don't remember when they were put in but, we've been maintaining them for about 10 or 15 years.

Ms. Hurt-Simmons: What's the expected life then with a shrub like this?

Mr. Winkeljohn: I mean it's sort of where they are tells you how long, and if they look like that at this stage of life, they're going to be good for a long time but, the point is true, we've already started dealing with it.

Mr. Proctor: I think the ones on the golf course are probably 20 years old for sure.

Mr. Winkeljohn: Yes, those are original.

Mr. Proctor: So, Patrick the extension of the silver buttonwoods would go to this yellow sign?

Mr. Burgess: Basically down to here, now this is picture from point #1.

Ms. Hurt-Simmons: And it's not that long, this makes it look long.

Mr. Proctor: To do that I think The Strand has to remove the brazilin pepper because there no reason to keep it.

Mr. Burgess: Yes, and you can see, this area right here was all cleaned up by them, so they basically just stopped because this was in 2024, all of this, so they stopped right here, and they left this big cluster, and we cut it back to the light post.

Mr. Winkeljohn: And each of those cuts in the sidewalk are about 4'.

Mr. Proctor: So, Barbara did you get the sense that they're going to remove that?

Ms. Hurt-Simmons: He's taking it to the Board and he said there's three people that own that golf course and whatever they tell them that they need the guys say yes. I think they're going to do it because they're redoing the golf course now, and they already have the equipment out.

Mr. Burgess: The golf course would do the vegetation but, HOA has to do the fence repairs.

Ms. Hurt-Simmons: And the fence is a mess, it's all knocked over.

Mr. Proctor: And we still need to contain to clear the waterway that's all west of there for drainage purposes for the water to come to Talis Park like they did last time.

Mr. Burgess: Yes.

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Mr. Sinoway: Didn't we have a timeframe when they're going to get back to us this berm?

Ms. Hurt-Simmons: He said within a month, so that was about 2 weeks ago.

Mr. Burgess: Yes, and I'll follow up, and I haven't heard anything from them, so I'll follow up.

Ms. Hurt-Simmons: And then again, they would need to do this side.

Mr. Burgess: Yes.

Mr. Proctor: Well, I support the extension of the silver buttonwood provided that they remove the brazilin pepper.

Ms. Hurt-Simmons: Absolutely, and there would be no reason for us to put them up.

Mr. Burgess: Yes, so that's everything I had, unless you guys have any questions.

Ms. Hurt Simmons: So, if we get a response here in the next 2 weeks, so we need to probably budget that out, and weren't we talking about having a meeting in February and March?

Mr. Winkeljohn: Maybe.

Ms. Hurt-Simmons: Because it sounds like we have a lot to do in February.

Mr. Proctor: We should push them.

Mr. Winkeljohn: Right we try to, so we should be able to. Do we have a price estimate?

Mr. Burgess: Not yet but, Vision is getting me one and then Blue is more familiar with the irrigation aspect, so I'm going to get pricing from the both of them but, since the pump is controlled by Blue they just felt it would be easier for us to go through Blue but, we'll get that ironed out.

Mr. Winkeljohn: Ok, they just need the new material, they just need a drip line for a months.

Mr. Burgess: Yes, that's all that's out there.

Mr. Proctor: Back to the fish for Carrara, I think we should support that and I know you have to get the cost, and possibly they may be getting things free but, you can take care of that because it's minimal, correct?

Mr. Winkeljohn: Yes.

Mr. Proctor: So I think we should respond before 30 days.

Mr. Winkeljohn: Ok, we'll give them an answer.

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Mr. Proctor: Good.

Mr. Winkeljohn: Alright, any other questions for our field manager and that project?  
Not hearing any, thanks Patrick.

**D. Manager**

**1) Consideration of FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.0694**

**2) Discussion of Requests for Services or Improvements to Lakes**

Mr. Winkeljohn: The rest of the items for me are fairly bureaucratic and by all means the Statue requires that the District adopt performance measures and at the end of each year adopt the report of it. So, under manager's report, we need a motion to accept the 2027 performance measures and standards, and it's on our website, we keep the same one every year, and it's basically the duties of the District.

Ms. Hurt-Simmons: And this hasn't really changed much from last year, right?

Mr. Winkeljohn: No, it's identical.

Ms. Hurt-Simmons: Ok, but we have to vote on it every year?

Mr. Winkeljohn: Yes, you have to adopt next year's and accept the wonderful results of the current year each time, it's an annual process.

On MOTION by Mr. Proctor seconded by Ms. Hurt-Simmons with all in favor, accepting FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

Mr. Winkeljohn: Item D2 we've already taken care of, we've covered the lake discussions I believe fully.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Register**

**B. Acceptance of Unaudited Financials**

Mr. Winkeljohn: Item No. 7 are your financials reports, which include the check register and your unaudited financials. As was reported at the beginning of the meeting, we're tracking well ahead on our reserves, and expenses for the year, and it's early in the year, so I think your financials are in excellent shape, and we would welcome a motion to accept the reports.

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On MOTION by Mr. Sinoway seconded by Ms. Hurt-Simmons with all in favor, the Check Register and the acceptance of the Unaudited Financials were approved.

## **EIGHTH ORDER OF BUSINESS**

### **Supervisors Requests**

Mr. Winkeljohn: Any Supervisor's requests? Any comments from our public?

## **NINTH ORDER OF BUSINESS Adjournment**

Mr. Winkeljohn: I have nothing else, and it looks like we're planning that February meeting, no problem, so we'll make it happen.

Mr. Sinoway: The February meeting would be when?

Mr. Winkeljohn: February 20th.

Mr. Burgess: Actually the 17th.

Mr. Winkeljohn: Ok the 17th.

Ms. Hurt-Simmons: So, February 17th.

Mr. Winkeljohn: Yes.

Ms. Hurt-Simmons: Ok.

Mr. Winkeljohn: Very good, with that I have nothing else, is there a motion to adjourn.

On MOTION by Ms. Hurt-Simmons seconded by Mr. Sinoway with all in favor, the meeting was adjourned.

DocuSigned by:

*Paul Winkeljohn*

7E743FE03E08419  
Secretary / Assistant Secretary

Signed by:

*James Proctor*

B21E0777C4442D  
Chairman / Vice Chairman

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Signature Adoption: Pre-selected Style

Using IP Address:

2600:1700:2085:1100:4309:3a80:ff24:b771

Signed using mobile

Sent: 2/18/2026 12:14:37 PM

Viewed: 2/18/2026 12:39:59 PM

Signed: 2/18/2026 12:40:03 PM

## Electronic Record and Signature Disclosure:

Not Offered via Docusign

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

## Witness Events

## Signature

## Timestamp

## Notary Events

## Signature

## Timestamp

## Envelope Summary Events

## Status

## Timestamps

Envelope Sent

Hashed/Encrypted

2/18/2026 12:14:37 PM

| Envelope Summary Events | Status           | Timestamps            |
|-------------------------|------------------|-----------------------|
| Certified Delivered     | Security Checked | 2/18/2026 12:39:59 PM |
| Signing Complete        | Security Checked | 2/18/2026 12:40:03 PM |
| Completed               | Security Checked | 2/18/2026 1:08:53 PM  |
| Payment Events          | Status           | Timestamps            |