

August 26, 2025

Schaller Preserve CDD

**MINUTES OF MEETING
SCHALLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Schaller Preserve Community Development District was held on **Tuesday, August 26, 2025** at 12:35 p.m. at The Hampton Inn Lakeland, 4420 N. Socrum Loop Road, Lakeland, Florida.

Present and constituting a quorum were:

Scott Shapiro
Mike Seney
Andy Mason

Chairman
Vice Chairman
Assistant Secretary

Also, present were:

Jill Burns
Grace Rinaldi

District Manager, GMS
District Counsel, Kilinski Van Wyk

The following is a summary of the discussions and actions taken at the August 26, 2025 Schaller Preserve Community Development District's Regular Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 12:35 p.m. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members Deborah Mason (Seat #3) & Michele Shapiro (Seat #5) (selected at November 5, 2024 Landowners' Election)

Ms. Burns stated that neither of the Supervisors was in attendance, so they deferred the item until the next meeting.

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FOURTH ORDER OF BUSINESS**Approval of Minutes of the May 27, 2025
Board of Supervisors Meeting**

Ms. Burns presented approval of the minutes from the May 27, 2025 Board of Supervisors meeting and asked for comments, corrections, or questions. The Board had no changes to the minutes.

On MOTION by Mr. Shapiro, seconded by Mr. Mason, with all in favor, the Minutes of the May 27, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Public Hearing****A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget**

Ms. Burns stated that the public hearing had been advertised as required by Florida statutes. She asked for a motion to open the public hearing.

On MOTION by Mr. Shapiro, seconded by Mr. Mason, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2025-05 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds

Ms. Burns stated this was included in the package for review. She noted that the budget would be developerCDFunded, so the expenses would only be billed as incurred. She added that they had put a small field contingency in case it was needed, but they didn't anticipate it.

On MOTION by Mr. Shapiro, seconded by Mr. Mason, with all in favor, Resolution 2025-05 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2025/2026 Developer Funding Agreement

Ms. Burns stated that this was with Brooklane Development LLC. She added that it's the entity that would fund the operations and maintenance of the District. She noted that the landowner was Saddle Creek Road Investors, LLC and the agreement would be updated before signing.

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On MOTION by Mr. Mason, seconded by Mr. Seney, with all in favor, the Fiscal Year 2025/2026 Developer Funding Agreement, was approved as amended.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Shapiro, seconded by Mr. Mason, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-06
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2025/2026**

Ms. Burns stated that the time and location for the Fiscal Year 2026 monthly meetings was suggested to be on the fourth Tuesday of the month at 12:30 p.m.

On MOTION by Mr. Shapiro, seconded by Mr. Mason, with all in favor, Resolution 2025-06 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026, was approved.

SEVENTH ORDER OF BUSINESS**Presentation of Fiscal Year 2024 Audit Report**

Ms. Burns reviewed the management report on page 25, which showed no findings and very little activity. The report had already been submitted to the state by the June 30th deadline, and the Board was asked to make a motion to accept it.

On MOTION by Mr. Shapiro, seconded by Mr. Mason, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Audit Services Engagement
Letter for Fiscal Year 2025 Audit**

Ms. Burns stated that this was part of a contract the Board had already awarded. She added that it had come up for contract renewal and approval was recommended subject to any revisions from District Counsel. The amount was capped at \$3,100.

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On MOTION by Mr. Shapiro, seconded by Mr. Mason, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2025 Audit, was approved.

NINTH ORDER OF BUSINESS**Goals and Objectives****A. Adoption of the Fiscal Year 2026 Goals & Objectives**

Ms. Burns stated that the Board was reminded that a 2024 legislative change required all Districts to adopt goals and objectives each fiscal year. She added that the fiscal year 2026, staff presented the same goals previously adopted for 2025. It explained that they would satisfy the statutory requirement. She noted that the Board could make changes.

On MOTION by Mr. Shapiro, seconded by Mr. Mason, with all in favor, the Adoption of the Fiscal Year 2026 Goals and Objectives, was approved.

B. Presentation of the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute

Ms. Burns stated that the Board discussed the 2025 goals and objectives, which had been included to avoid holding another meeting at the end of the fiscal year. It was noted that the district was on track to meet all of those goals. A motion was requested to authorize the chair to confirm that the goals and objectives were met at year-end and sign the form.

On MOTION by Mr. Mason, seconded by Mr. Seney, with all in favor, the Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute, was approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Rinaldi had nothing to report. She added that she could answer any questions.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report**i. Ratification of Funding Requests #11 through #13**

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Ms. Burns presented the ratification of Funding Requests #11 through #13 to the Board, noting that they are awaiting the motion to ratify. With nothing further to add, the next item followed.

On MOTION by Mr. Shapiro, seconded by Mr. Mason, with all in favor, Funding Requests #11 through #13, were ratified.

ii. Balance Sheet & Income Statement

Ms. Burns noted that the financial statements were included in the package for review. There was no action needed, though questions could be answered if anyone had them.

ELEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS Supervisors' Requests and Audience
Comments**

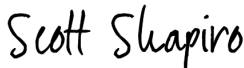
There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Shapiro, seconded by Mr. Mason, with all in favor, the meeting was adjourned.



Secretary/Assistant Secretary

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Chairman/Vice Chairman