

**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, **March 24, 2026** at 12:34 p.m. at Home2 Suites by Hilton, Lakeland North I-4, 3610 Hopewell Avenue, Lakeland, Florida.

Present and constituting a quorum were:

Scott Shapiro	Chairman
Mike Seney	Vice Chairman
Andy Mason	Assistant Secretary
Kelly Evans	Appointed as Assistant Secretary
Lori Campagna	Appointed as Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Katie O'Rourke	District Manager, GMS
Joel Blanco	Field Manager, GMS
Grace Rindaldi	District Counsel
Rodney Gadd	District Engineer via Zoom

The following is a summary of the discussions and actions taken at the March 24, 2026 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 12:34 p.m. Three Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present or on Zoom. There being no public comments, the next item followed.

March 24, 2026

Schaller Preserve CDD

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 2, 2025
Board of Supervisors Meeting**

Ms. Burns presented approval of the minutes from the December 2, 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. Seney, with all in favor, the Minutes of the December 2, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Michele Shapiro and Deborah Mason

Ms. Burns asked for a motion to accept the resignation of Michele Shapiro and Deborah Mason.

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, Accepting the Resignations of Michele Shapiro and Deborah Mason, was approved.

B. Appointment of Individual(s) to Fill Board Vacancies in Seats 3 (Exp. 2028) and 5 (Exp. 2026)

Ms. Burns stated that will leave Seats 3 and Seats 5 vacant. She asked for a nomination of Seat 3. Mr. Shapiro nominated Lori Campagna for Seat 3.

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, Appointing Lori Campagna to Fill Board Vacancy in Seat 3 (Exp. 2028), was approved.

Ms. Burns asked for a nomination to fill the vacancy in Seat 5. Mr. Shapiro nominated Kelly Evans to serve in Seat 5.

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, Appointing Kelly Evans to Fill Board Vacancy in Seat 5 (Exp. 2026), was approved.

March 24, 2026

Schaller Preserve CDD

C. Consideration of Resolution 2026-09 Appointing Assistant Secretaries

Ms. Burns stated Resolution 2026-09 appointing Ms. Campagna and Ms. Evans as Assistant Secretaries for the District.

On MOTION by Mr. Shapiro, seconded by Mr. Mason, with all in favor, Resolution 2026-09 Appointing Assistant Secretaries, was approved.

D. Administration of Oath to Newly Appointed Individual(s)

Ms. Burns administered the oath of office to Ms. Campagna and Ms. Evans.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05
Adopting the Amended Fiscal Year 2026
Meeting Schedule and Ratifying Staff's
Actions**

Ms. Burns presented Resolution 2026-05. She noted that this resolution approves the amended FY2026 meeting schedule and ratifies staff actions to place the public notice advertisement. The date and time is unchanged and the location is updated.

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, Resolution 2026-05 Adopting the Amended Fiscal Year 2026 Meeting schedule and Ratifying Staff's Actions, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06
Approving the Proposed Fiscal Year 2027
Budget and Setting a Public Hearing to Adopt**

Ms. Burns reviewed Resolution 2026-07. This resolution is to approve the proposed Fiscal Year 2027 budget and sets the public hearing for June 23, 2026. This will be the regular June meeting. She noted that the budget is primarily administrative, with a \$250,000 field contingency (potential pond bank, mowing/landscaping) that would only be used if needed. The Board discussed totals shown and clarified that actual expected spend is likely lower if limited activity/meetings.

March 24, 2026

Schaller Preserve CDD

On MOTION by Mr. Shapiro, seconded by Ms. Evans, with all in favor, Resolution 2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing to Adopt, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07
Designating a Date, Time, and Location for a
Landowners Election**

Ms. Burns suggested Resolution 2026-07 be tabled to the June Meeting because timing depends on setting the fiscal year meeting schedule.

EIGHTH ORDER OF BUSINESS

**Ratification of Assignment of Fiscal Year 2026
Funding Agreement**

Ms. Burns explained this had already been executed and asked for the Board to ratify.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Assignment of Fiscal Year 2026 Funding Agreement, was ratified.

NINTH ORDER OF BUSINESS

**Consideration of Assignment of Construction
Contract**

Ms. Burns stated this is the contract with Tucker Paving. They would be assigning that to the District.

On MOTION by Ms. Evans, seconded by Mr. Shapiro, with all in favor, the Assignment of Construction Contract with Tucker Paving, was ratified.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08
Ratifying Bonds**

Ms. Burns explained Resolution 2026-08 ratifying the sale of bonds. She noted that bonds closed March 19, 2026 and the resolution confirmed actions taken by staff related to closing.

On MOTION by Ms. Evans, seconded by Mr. Shapiro, with all in favor, Resolution 2026-08 Ratifying Bonds, was approved.

March 24, 2026

Schaller Preserve CDD

ELEVENTH ORDER OF BUSINESS

Disclosure of Public Financing

Ms. Burns explained that this disclosure was going to be recorded to put potential property owners on notice of the lien from the recent bond issuance. She asked for a motion to authorize Counsel to record.

On MOTION by Ms. Evans, seconded by Mr. Shapiro with all in favor, the Disclosure of Public Financing, was approved.

TWELFTH ORDER OF BUSINESS

Ratification of Final Collateral Assignment, True-Up Agreement, Completion Agreement, Notice of Lien Special Assessments, Declaration of Consent and Acquisition Agreement Relating to Special Assessment Bonds, Series 2026 (Assessment Area One Project)

Ms. Burns stated these were all approved at the closing and have already been signed. They have been executed as well.

On MOTION by Mr. Shapiro, seconded by Ms. Evans with all in favor, the Final Collateral Assignment, True-Up Agreement, Completion Agreement, Notice of Lien Special Assessments, Declaration of Consent and Acquisition Agreement Relating to Special Assessment Bonds, Series 2026 (Assessment Area One Project), was ratified.

THIRTEENTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement

Ms. Burns stated items 13 and 14 can take a motion together. Depending on timing, she's not sure if they will collect assessments on the tax bill for the upcoming year, but this will be in place just in case.

March 24, 2026

Schaller Preserve CDD

FOURTEENTH ORDER OF BUSINESS Ratification of Contract Agreement with Polk County Property Appraiser

On MOTION by Mr. Shapiro, seconded by Ms. Evans, with all in favor, the Data Sharing and Usage Agreement and the Contract Agreement with Polk County Property Appraiser, were ratified.

FIFTEENTH ORDER OF BUSINESS Ratification of Agreement with Vibe for Mast Arm Post Design

Ms. Burns presented ratification of agreement with Vibe for Mast post Design. She noted this was drafted by Grace outside of the meeting in order to get this contract going. It's already been approved, they are just looking for a motion to ratify,

On MOTION by Ms. Evans, seconded by Mr. Shapiro, with all in favor, the Agreement with Vibe for Mast Arm Post Design, was ratified.

SIXTEENTH ORDER OF BUSINESS Presentation of Fiscal Year 2025 Audit Report

Ms. Burns presented the Fiscal Year 2025 Audit Report. She stated this is on page 25 and it's a clean audit. There are no instances of non-compliance. There were no findings noted. It was considered a clean audit and will be submitted to the state prior to that the June 20th deadline.

On MOTION by Mr. Shapiro, seconded by Ms. Campagna, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

SEVENTEENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Rinaldi had nothing to report.

B. Engineer

Mr. Shapiro asked Mr. Gadd if Lennar is scheduling a pre-construction meeting with various parties. Mr. Gadd stated they will be scheduling that pre-construction meeting with Polk County. He's waiting to get information back from the contractor.

March 24, 2026

Schaller Preserve CDD

C. District Manager's Report**i. Ratification of Funding Requests #17 through #20**

Ms. Burns presented Funding Requests #17 and #20 to the Board, noting that the Board is awaiting the motion to ratify.

On MOTION by Ms. Evans seconded by Mr. Shapiro, with all in favor, Funding Requests #17 through #20, were ratified.

ii. Presentation of Funding Request #21

Ms. Burns presented Funding Request #21 to the Board and offered to answer any questions from the Board.

On MOTION by Ms. Evans, seconded by Mr. Seney, with all in favor, Funding Requests #21, was approved.

iii. Balance Sheet & Income Statement

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

EIGHTEENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINETEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TWENTIETH ORDER OF BUSINESS Adjournment

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

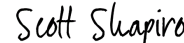
Signed by:



0CDADF4CFD22489

Secretary/Assistant Secretary

DocuSigned by:



E20F906D8G6D410...

Chairman/Vice Chairman