

MINUTES OF MEETING WATERSTONE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Waterstone Community Development District was held on Thursday, February 12, 2026, at 11:00 a.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida 34984.

Present and constituting a quorum were:

David Jackson
Joann DeRosa
Robert Frien

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Matthew Hans
Eddie De La Rosa
Juan Alvarez
Several Residents

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

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Bob Frien

Ms. Hinz Philippi: So, Bob, we don't have your oath of office completed yet so we have to do your oath, so we can do that now. So, I will read the oath to you and you just state your name and at the end, I do, so "I".

Mr. Frien: Robert Frien.

Ms. Hinz Philippi: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Waterstone Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Waterstone Community Development District, St. Lucie County, Florida.

Mr. Frien: I do, I will.

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Ms. Hinz Philippi: Alright, thank you and welcome to the Board. So, since we gave the oath to Bob, we need to elect his position on the Board, you guys want to just put him on as an assistant secretary?

Mr. Jackson: Sure.

Ms. Hinz Philippi: Alright because right now the slate of officers is David Jackson as chairman, Joann DeRosa as vice chairman, and then we have Colton Case and Susan Hofman as assistant secretaries.

Mr. Jackson: Ok.

Ms. Hinz Philippi: So, can we keep the same slate of officers and then just add Bob as an assistant secretary?

Mr. Jackson: Any objections to that Bob?

Mr. Fien: N.

Ms. Hinz Philippi: Alright, so I need a motion to keep the same slate and then add Bob as an assistant secretary.

On MOTION by Mr. Jackson seconded by Ms. DeRosa with all in favor, election of officers, keeping the current slate of officers the same and electing Robert Fien to serve as an assistant secretary was approved.

SECOND ORDER OF BUSINESS

Roll Call

Ms. Hinz Philippi called the meeting to order and called the roll.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 13, 2025 Meeting

Ms. Hinz Philippi: The next item would be the approval of the minutes of the November 13, 2025 meeting. If you have any additions, corrections or deletions I can take those, and if not, a motion to approve would be in order.

On MOTION by Mr. Jackson seconded by Ms. DeRosa with all in favor, the Minutes of the November 13, 2025 Meeting were approved.

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FOURTH ORDER OF BUSINESS

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

Ms. Hinz Philippi: So, the next item would be acceptance of the audit for the fiscal year ending September 30, 2025. Our audit was in compliance, so nothing to report there. I just need a motion to accept the audit, which is a clean audit.

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

FIFTH ORDER OF BUSINESS

Review of Legal Counsel Proposals

- A. Kutak Rock**
- B. Billing Cochran**
- C. Kilinski Van Wyk**

Ms. Hinz Philippi: The next item would be review of legal counsel proposals, and if you guys want to take a look at it in your agenda, we had three firms that submitted their proposals since we did our RFP, and what I can tell you about these companies is, I've worked with the three of them. So, I went to the ones that I like the most, the attorneys that are really good at what they do in the other Districts that I work with, and of course, we sent out a request for all of them, but these three I personally reached out and asked them to submit a proposal. So, the three firms are excellent, and the first one there is Kutak Rock and they are known widely in the CDD world. Jere Earlywine is the person that I work with and he does the Veranos with me, and also Creekside. So, he is highly knowledgeable and he also has a lot of access to the city and local people that he can refer to in the city on the political side as well.

Mr. Jackson: Ok.

Ms. Hinz Philippi: The next one is Billing, Cochran, we have at River Place, and I also have them for Copper Creek, here, and they're amazing. The attorney that I work with mostly is Michael Pawelczyk and he is like a library of CDDs; he's extremely knowledgeable, very responsive, and he follows up on everything, so extremely good to work with also. Then the third proposal is Jennifer Kilinski and Van Wyk, she was the one on the call with us and that's her firm, Kilinski and Van Wyk, they also have a widespread of knowledge in CDDs and they just opened an office here in Port St. Lucie and very good to work with too, so that's more information for you guys to decide.

Mr. Jackson: Ok.

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Mr. Hans: So, for the first attorney, Kutak Rock, Jere Earlywine his rate is \$360 per hour, for the associates it's going to be anywhere between \$265 and \$305 depending on who is working, and contract lawyers are going to be between \$260 and \$285, and their paralegal services is between \$185 to \$220. For Billing, Cochran, Mike Pawelczyk services would be billed \$325 per hour, or carried out by associates which would be billed at \$250 an hour, and all paralegals assigned to tasks would be billed at \$95 an hour. They have a monthly minimum fee of \$500 for general recurring daily services. The last one Kilinski Van Wyk, for them, Jennifer Kilinski's hours would vary between \$365 to \$400 per hour, partners would be \$355 to \$400 per hour, counsel lawyers would be \$325 to \$350 per hour, associates would be \$275 to \$335 per hour, and paralegal work would be \$185 to \$200 per hour.

Mr. Jackson: Ok, and is this comparable to what we're currently paying?

Ms. Hinz Philippi: Yes, more or less.

Mr. Jackson: Ok. How many hours typically per year?

Ms. Hinz Philippi: So, we don't have much in this community for the attorneys, it's more our agreements, so when we have, like we just did, the milling and resurfacing.

Mr. Jackson: So, they're going to review the agreements.

Ms. Hinz Philippi: Yes, and the agreements are very important for us to get good agreements, an attorney that thinks ahead, like if something happened or went wrong, he already has everything in his agreement that we can go after the person or company, so that's basically what they do, and also they keep the Board in check because if you want to propose something that they think is not in the best interest of the CDD, they're going to say no, you cannot do that. So, these are things that are good to have with an attorney that speaks up and he doesn't let you step out of line because sometimes you think, oh this is ok when it's not, so he has to keep the Board in check and he also contributes to things that I'm not aware of, like the legislative updates, there's a lot of things that they pass and then the attorney is on it.

Mr. Jackson: Then they make sure we're in compliance.

Ms. Hinz Philippi: Yes.

Mr. Jackson: Have they planned on being on a call, or an associate being on the call whenever we have a meeting?

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Ms. Hinz Philippi: Yes, whenever we have a meeting, they will be on the call or here in person if we tell them, hey you have to come here for this because there's going to be a lot of agreements or a lot of things we're going to discuss, they will come. If we don't say that, then they will call in because for us, it's much better to have them call in and if there's something they need to interject, they will, because we don't have to pay the expenses for them to travel here, their hours, and those are expensive hours. So, if we need them, like if we have an agenda that is full of like proposals and things we want to discuss with them, and that we need from our engineer and our attorney at the same time, they we say, hey for this meeting I want you here because we're going to need more legal advice, if not, they can call in and hear everything and then they just help us.

Mr. Jackson: And were all three companies local? Do they have a local presence?

Ms. Hinz Philippi: Yes, so Jennifer Kilinski, yes, they just opened up a new office here but, Jere Earlywine comes all the time; they're in Tampa.

Mr. Jackson: Is that Kutak Rock?

Ms. Hinz Philippi: Yes, Kutak Rock, they're in Tampa, he's always here for our meetings, he comes in person.

Mr. Jackson: Ok.

Ms. Hinz Philippi: So, he is very active and Michael Pawelczyk also comes in person, so they're very good.

Mr. Jackson: Ok, well, currently we want somebody, I think the most important thing to me, and Bob and Joann can chime in as well, but somebody who specializes in CDDs, and I would prefer someone you've worked with before, so that we aren't reading online reviews to figure out who we want to use. Could you maybe address those two items and let me know who you've worked with and how the experience is with them?

Ms. Hinz Philippi: The three?

Ms. DeRosa: I think she recommended them.

Ms. Hinz Philippi: I can't say who is better, but I can say that they're different in the amount that you're going to pay, because some are more expensive than others, and probably Jere Earlywine has more political insight in St. Lucie County.

Mr. Jackson: Ok.

Ms. Hinz Philippi: Because he does a lot of things that need city approval and things like that, so again, on that side, he has a little bit more knowledge.

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Mr. Jackson: Ok, but the other guy was the Encyclopedia one.

Mr. Hans: And you can't go wrong with any one of these guys; we've switched out our other attorneys in other places and brought these guys in, essentially.

Ms. Hinz Philippi: Exactly.

Mr. Jackson: Any other thoughts, Bob?

Mr. Frien: Yes, the Billing, Cochran firm I'm familiar with, they have the least expensive billing hours, they have a \$500 minimum monthly, that's a retainer, so just like an attorney you pay them \$500 a month whether you use them or not and would we likely in a typical month just a meeting would consume \$500. So, it seems to me that should we need them and they're all good, and you said Michael is an encyclopedia, that's the best value.

Mr. Jackson: Ok, and you've worked with him in River Place, you said.

Mr. Hans: Yes.

Ms. Hinz Philippi: I work with them in a lot of Districts. Michael is amazing to work with. They have other people also on staff, who are good but, with these three firms there is no going wrong; that's why I personally went out and contacted them and asked them, can you submit because they are very good. The difference is that Michael is, and all of them are knowledgeable; the only thing Jere may be a little bit more is that he knows more people.

Mr. Frien: The concern would be do we need that because it's billed at the highest rate, do we think we need that?

Mr. Jackson: Right, and possibly with FDOT for that entrance, at some point that might be important.

Ms. Hinz Philippi: So, if we look at the rates, Kilinski is the highest, Jere would be the middle and Billing, Cochran would be the lowest.

Mr. Jackson: Ok. Well, all things being considered equal, I'd say let's take a political poll.

Ms. DeRosa: Kutak Rock.

Mr. Jackson: Do you agree with that?

Mr. Frien: Yes, that's what I said, if we felt that we would need that at some point then it's worth paying for that competitive edge, if we're just looking for routine goods and services, then Billing Cochran is the better value.

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Mr. Jackson: Yes, ok, alright.

Ms. Hinz Philippi: So, if we are going with that firm, what I need first is a motion to direct staff to send a termination letter for the current attorney, and then start to prepare an agreement with Kutak Rock, the new firm.

Mr. Jackson: Ok, so would you like a motion for all that?

Ms. Hinz Philippi: Yes, but I need two motions.

Mr. Jackson: Ok, I'll make a motion that we terminate our current agreement with our attorney.

On MOTION by Mr. Jackson seconded by Mr. Frien with all in favor, directing staff to send a termination letter to the current District attorney, Tracy Robbins to terminate their services was approved.

Ms. Hinz Philippi: Then the second one.

Mr. Jackson: I'll make a motion that you prepare an agreement with Kutak Rock.

On MOTION by Mr. Jackson seconded by Mr. Frien with all in favor, authorizing staff to prepare an agreement and enter into a contract with Kutak Rock to serve as District Counsel was approved.

SIXTH ORDER OF BUSINESS

Discussion of:

A. Sidewalk Proposals

- 1) Atlantic Structural, LLC**
- 2) K.G. Concrete & Development**

B. Upgrade for Pool Electrical Box

- 1) Veterans Air and Electric**
- 2) St. Lucie Electric**

Ms. Hinz Philippi: The next item would be discussion of sidewalk proposals and upgrade for the pool electrical box, so do you want to jump into that Matt, and Juan if you want to jump in at any point you can.

Mr. Hans: Neither of these are Juan's items.

Ms. Hinz Philippi: Ok.

Mr. Hans: So, we'll start off with the sidewalk repairs, we have two separate proposals, we looked at eight separate locations that the CDD is responsible for the

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sidewalks where we either have massive destruction or large raises, and we'd be proposing to remove and replace that sidewalk. Both companies are insured and bonded, and Atlantic Structural LLC, they were mainly focused on tilt-up construction but, they've recently gotten into regular concrete sidewalks and jobs like that as well. Then we had K.G. Concrete & Development, it's about a \$2,000 price difference between the two, the Atlantic Structural is cheaper of the two options, and I am comfortable with both companies though, so however you want to proceed but, these are tripping hazards and it is something that we should take care of ASAP essentially.

Mr. Jackson: Ok, do have any experience with Atlantic?

Mr. Hans: I do, yes.

Mr. Jackson: And it's gone well with them?

Mr. Hans: Yes, they do good work.

Mr. Jackson: Ok, and I have experience with K.G. on the Adams side so that's the only reason I ask, and they've done fine for us but, Atlantic is cheaper and you've had a good experience with them, I would just say we should go with them.

Mr. Hans: Yes.

Mr. Jackson: Does anybody disagree with that?

Ms. DeRosa: No.

Mr. Jackson: Ok, so I'll make a motion to approve Atlantic Structural, LLC.

On MOTION by Mr. Jackson seconded by Mr. Frien with all in favor, accepting the proposal from Atlantic Structural, LLC to repair 1,290 Sq Ft of damaged sidewalk in 8 locations in the amount of \$16,521 as stated on the record was approved.

Mr. Hans: Then the second set of proposals, and these are for upgrading the electrical panel for the pool, as I mentioned earlier, when we corrected some issues with the previous pool companies, the electrical panel started drawing more power than it was previously, so the two heaters that were there currently whenever they would kick on would shut everything down. The moment we had enough power to have one heater going, without the other one but, in abundance of caution we shut them both off so we weren't burning one out quickly. With that being said, essentially this proposal is

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necessary for us to have the heaters functioning. There are two separate proposals, one from Veteran Air and Electric for \$3,400 and then we have a second proposal from St. Lucie Electric and they are at \$4,200. The proposals are identical, the job is identical but St. Lucie Electric like working inside, so they gave us a little bit of a higher price.

Mr. Jackson: Ok.

Mr. Hans: So, are we ok to move forward with the proposal from Veteran Air and Electric if the Board is in agreement being that they're both identical?

Mr. Jackson: Yes, I'll make a motion to approve Veterans Air and Electric.

On MOTION by Mr. Jackson seconded by Ms. LaRosa with all in favor, accepting the proposal from Veterans Air and Electric in the amount of \$3,413.26 to repair the pool heaters as stated on the record was approved.

C. Change Order Gate Exit Proposal with St. Moritz

Ms. Hinz Philippi: Alright, so the next item is the change order for gate exit proposal with St. Moritz and Juan do you want to take that one?

Mr. Alvarez: Yes, good morning everybody. I just had some questions as to why there wasn't a gate at the exit side of the entrance that we designed, and the ideal reason was not to put a gate there because from a traffic point of view the big flow happens in the morning when people are going to work, people are taking their children to school, and so there's a lot of traffic and a lot happening at that point in time and the development is not yet built out but, when every lot has a house and a resident and all of that, there is going to be a lot of traffic going out. So, we thought that if there's a gate there stopping every car, and everybody is running late as usual, we thought that maybe we just let the traffic flow free without any interruptions in order to have the best possible quality of traffic control. What we did instead is we included some paint and some signs in order to prevent people from going voluntarily or involuntarily against traffic but, since that time I've had several conversations with Andressa and Matt and we understand that maybe people who live will not respect the one-way traffic and there may be more people than we thought are willing to just to going to have to go the gate using the rollaway. So, I agree that perhaps it's a good idea to have a gate at the entrance and I agree with the proposal from St. Moritz but, I thought it was important for me to explain to you the original idea.

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Ms. Hinz Philippi: Thank you Juan.

Mr. Alvarez: Sure.

Mr. Jackson: Ok, I think an exit gate makes a lot of sense.

Ms. Hinz Philippi: Yes.

Mr. Jackson: So, let's do that.

Ms. Hinz Philippi: And when I was speaking with Juan, we talked about it and then I told him, you know what we can do in the morning, we can put signs that say, hey from 6:00 a.m. to 8:00 p.m. just leave it open, and people can go, and then after 8:00 p.m. or 8:30 p.m. you shut it down, and you start doing what you do, so that's what we talked about because we can address the traffic and we can address being more on the safe side.

Mr. Jackson: Ok, and we'll be able to program the times.

Ms. Hinz Philippi: Yes.

Ms. DeRosa: There is a lot of traffic, especially when you close the back entrance; it's going to be very helpful.

Ms. Hinz Philippi: Yes, so we can at rush hour, we can always adapt the gates but, the most important thing I think for this community is to start having more security there, and then this is going to bring a little bit more of that security and also it's start to keep people out because when they see a gate there, at least you're giving the appearance as, ok somebody is watching and that's basically it because we're going to have the cameras, and you can go after people then.

Mr. Jackson: Right, and like we discussed before it's public roads, so if people want in they can come in, there's no gate that surrounds the community, so it really is more about the appearance of security than anything else which I understand why Juan went that direction and there's one official entrance and exit which it's a big community to have one, so I think his original thinking has some validity there but, I think we're at the point where with scheduling the arms to be up, we can kind of get the best of both worlds and we should just go ahead and do that. Does everybody agree with that, Bob?

Mr. Fien: Yes.

Ms. Hinz Philippi: So, Juan do you want talk about the change order, or just want Matt to talk about it?

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Mr. Alvarez: Whatever, the idea is to add that gate at the exit and they are proposing the cost would be like \$40,260.

Mr. Hans: Yes, it's \$40,260.56 Juan and that work would include the boring underneath the road as well to run the conduit for the gate.

Mr. Alvarez: Right.

Mr. Jackson: Ok, any other information that we should know before making a motion?

Mr. Hans: There's nothing really additional.

Mr. Jackson: Ok, and that will all be on the same system and everything.

Mr. Hans: Yes.

Mr. Jackson: Ok, alright, I'll make a motion to approve the exit gate.

On MOTION by Mr. Jackson seconded by Ms. LaRosa with all in favor, accepting the Change Order for the exit gate proposal with St. Moritz in the amount of \$40,260.56 was approved.

D. Change Order #001 for Road Work with All County Pavement Management Solutions

Ms. Hinz Philippi: The next one is the change order for the road work.

Mr. Hans: Yes, this change order for the road work that was already approved, Juan had sent out Angel from his office and he came and inspected with me and the vendor, All County, that was contracted and he had some suggestions to future proof the paving that we were doing making it easier for them to tie in for future jobs and correct a few areas where we had low spots as well. So, this would be to kind of shore up the proposal that we already had, it does increase the price by \$16,000 but, it does make it so we're not going to have to redo certain areas when we pave again.

Mr. Jackson: Ok, and this has no effect on the budget; we have room for this in our budget.

Ms. Hinz Philippi: Yes, and Juan do you want to give a little explanation on this change order for All County?

Mr. Alvarez: Yes, there was like a hump at the intersection of Armina Place and Waterstone Blvd. and it was there where the contractor needed to flatten it, and there's going to be a better flow of traffic there and it's going to tie in better with future work. The

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proposal includes thermoplastic pavement markings and they could be placed on Waterstone Blvd. at this time it would be fine. The original idea for the entire community was since we are putting the final lift of pavement in phases, the idea was to put just paint on each phase as its completed and with the idea that when all of the roads within the development are completed, and then we do the thermoplastic markings in the entire subdivision but, Waterstone being the main road, I mean we can put the thermoplastic now and then do the different residential areas later, so if we follow that content I think the change order is fine.

Ms. Hinz Philippi: Alright, thank you Juan.

Mr. Jackson: Ok, that sounds good to me. Any other comments from anyone?

Ms. DeRosa: No.

Mr. Jackson: Ok, I'll make a motion to approve the change order.

On MOTION by Mr. Jackson seconded by Ms. LaRosa with all in favor, accepting Change Order #001 for road work with All County Pavement Management Solutions in the amount of \$16,321 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hinz Philippi: The next item would be staff reports, so we don't have the attorney present today.

B. Engineer

Ms. Hinz Philippi: Juan, do you have anything else for us?

Mr. Alvarez: No, just to say that we already had the preconstruction meeting with the All County Paving and now that the change order has been approved and perhaps you can sign we can go ahead and start that job but, besides that I don't have anything else.

Ms. Hinz Philippi: Sounds good Juan, thank you so much.

C. Field Manager – Monthly Report

Ms. Hinz Philippi: The next item would be field manager report and Matt what else do you have.

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Mr. Hans: Yes, so a few items we haven't covered yet, so obviously everybody has seen the plants that we have in the community at the moment. We had a lot of damage from the winter storms that we had coming through, and you'll see me going around with the landscaper tomorrow to look at some of the stuff in order to come back at the beginning of next month to do a full analysis of what plants coming back and which one aren't. The ones that are coming back we'll be aggressively pruning so they can grow in nice and full again, the ones that aren't we will pull and bring you an assessment back to the Board for replacement on those. Then as Andressa said, also we've had our new maintenance guy, Nick, start, and he's going to be around the clubhouse and the community Tuesdays through Saturdays, he's going to be tasked with everything essentially.

Mr. Fien: 5 days a week?

Mr. Hans: Yes, 5 days a week, 8 hours a day.

Ms. Hinz Philippi: He's going to clean the clubhouse, he's going to take care of the dog stations, trash, and unfortunately people leave trash in the community which is very bad to see, so he's going to have like a golf cart to go around the community and make sure everything looks clean, looks nice, and if we need him for inspections and things like that we can use him, and he also is a handyman so if we need to fix this or that he can do that, and he's going to help us do like a fence also for the golf cart, and he's up to that task.

Mr. Jackson: Good.

Mr. Hans: And he can help out with minor A/C stuff and look around for painting, all sorts of things.

Mr. Jackson: Cleaning out drain lines and stuff like that.

Mr. Hans: Exactly, so on that note though, we did at the last meeting approve I believe it was \$5,400 for a golf cart for him. That particular golf cart that we approved ended up selling because it took us so long to hire Nick, so we did bring back a few different options for golf carts to this meeting that we printed out for you guys to take a look at. So, the first one that we have up top is from Sunshine Golf and this a brand new 2025 gas golf cart. This is the same golf cart that we were looking at in electric previously. It does come with a two-year bumper-to-bumper warranty on it, and then we did go look at some other used options as to use as maintenance golf carts, it doesn't need to be pretty.

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So underneath that one we have a quote from Discovery Golf Carts, for \$5,400 and that includes the delivery fee to get it here, it's the same style golf cart that we had approved previously, this one comes with brand new batteries, the cart itself has a 6 month warranty, the batteries have a 1 year warranty on them. Then underneath that one we have another quote, and this is for a gas golf cart, this is Gannet 2019, it's the same price with shipping and everything \$5,400. I don't believe this one had a warranty on it at the moment because it is from 2019 and it is gas. Then the final page that we have, we have two separate golf cart estimates from the company, and these are for the new lithium ions style golf carts, they do both come with a 6 year warranty, no sorry, the 2022 is a 5 year warranty and the 2023 is a 6 year warranty originally from them so, currently there is a remaining warranty on the 2022 until 2028, and the 2023 one until 2029. Those ones are around \$5,900, or we'll call it \$6,000 because it's \$5,995 for the 2022 lithium ion, and then it is \$6,500 for the 2023. If we did like the lithium-ion idea, I would recommend going with the newer one just so you have the extra year of warranty on it. Personally, I do prefer the first three that we showed over the lithium ion options but, the lithium ion options are very popular.

Mr. Jackson: Why is that?

Mr. Hans: The batteries are really expensive to replace, so that is the biggest thing.

Mr. Jackson: Ok, do we have any clue how long the gas powered one is expect to last, what's the life expectancy?

Mr. Hans: So, that I don't have an estimated lifetime on one of those.

Mr. Fien: Is Nick capable of doing minor service on the gas cart?

Mr. Hans: Yes, he can do the oil changes.

Mr. Fien: Ok.

Mr. Hans: So, he is able to handle minor repairs, yes.

Mr. Jackson: Well, if it was me riding around in my neighborhood, I would want electric but, for maintenance and keeping it in a public spot, I think gas is probably the way to go.

Mr. Fien: So you don't have an issue with the charger, and the charger station, you will be replacing batteries, the standard batteries like 2 or 2 ½ period and the gas, even if you replace the engine, it's not that costly, it's a simple engine.

Mr. Jackson: Ok.

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Ms. Hinz Philippi: Do we have a warranty on those?

Mr. Hans: So, the brand new one is a 2 year warranty, and then the one that is 5 or 6 years old, that one does not have a warranty on it.

Mr. Fien: So, it's half the price but, no warranty.

Mr. Hans: Correct.

Mr. Fien: That's why I asked if he could maintain it.

Mr. Hans: Yes, and he just got a new car but before his current car he had a I think it was a 2007 Nissan pickup truck that he was fixing every weekend to keep it running, so a golf cart should be a little bit simpler than that.

Ms. DeRosa: So, question, where would we keep this cart, where would we store it at night?

Mr. Hans: So, we would add in right behind where the pool equipment is, a fence enclosure, directly next to it, we'd be putting a privacy fence in there.

Ms. DeRosa: Ok, under lock and key or something like that.

Mr. Hans: Yes, correct.

Ms. DeRosa: Alright.

Ms. Hinz Philippi: And also we are doing the concrete pad, right do you know how much that is?

Mr. Hans: Yes, we're working on that to put a pad inside there, so yes we'll have that, it won't be very much,

Ms. Hinz Philippi: And you don't have that today?

Mr. Hans: I don't have it today but the company that will structure that we'd want it at the same rate that they're pouring the concrete at, so it should be two thirds the price essentially.

Ms. Hinz Philippi: Can we do a not-to-exceed amount to do that?

Mr. Hans: Yes, if we could do a not to exceed for \$3,500 for us to pour a pad, that should be more than enough.

Mr. Jackson: Yes, that should be enough.

Ms. Hinz Philippi: So, it won't be on the grass, so we'll build a little pad, and then we're going to fence it in and Nick is going to do the fence, so we don't need to worry about that.

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Mr. Jackson: Ok, well I'm kind of inclined just to go with the new one, what are your thoughts Bob?

Ms. Hinz Philippi: I'd like to have a warranty on it.

Mr. Hans: Yes, I do like the warranty on it because gas golf carts do last a very long time but, I do think the new one is probably our best option.

Mr. Jackson: And we're not talking tens of thousands of dollars difference.

Mr. Fien: What's the warranty on that one?

Mr. Hans: It has a 2 year warranty on it.

Mr. Fien: Ok, 2 years, so the issue is we're going to pay, you're paying twice as much for 2 years of potential service, and you may never have a service call in the first 2 years because it's new.

Mr. Hans: Right.

Mr. Jackson: Is there a 30 or 60 day warranty on it on the other one?

Mr. Hans: They did not offer anything on that.

Mr. Fien: That's why I asked if he could maintain it himself.

Mr. Jackson: Right.

Ms. Hinz Philippi: What's the difference again?

Mr. Hans: It is twice the price, one is \$5,500, and the other is \$12,000.

Mr. Fien: And the used golf cart market is always there, and there might be less inclination for anybody to try to borrow it.

Mr. Jackson: Ok, so we're talking about Discovery Golf Carts, right?

Mr. Hans: No, this guy is the gas one, the Discovery one is electric.

Mr. Jackson: Oh, ok, so we have two that are about the same price.

Mr. Hans: Yes, they're pretty much the same price, the same year golf cart, the same model, one is just gas, and one is electric.

Mr. Jackson: Ok, so that Rob Romadone Curb Equipment?

Mr. Hans: Yes.

Mr. Jackson: Ok, Rob Romadone, so I'll make a motion to approve this Romadone Curb Equipment.

On MOTION by Mr. Jackson seconded by Ms. DeRosa with all in favor, accepting the proposal from Rob Romadone

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Curb Equipment to purchase a used golf cart for an amount of \$5,437 was approved.

Mr. Jackson: Do you need a motion for the concrete pad?

Mr. Hans: Yes, we're going to need a motion for that not to exceed \$3,500 for the concrete pad.

Mr. Jackson: Ok, I'll make a motion.

On MOTION by Mr. Jackson seconded by Ms. DeRosa with all in favor, authorizing a not to exceed amount of \$3,500 for a concrete pad for the golf cart was approved.

Ms. DeRosa: Nick is just responsible for cleaning common grounds.

Mr. Hans: He's also cleaning the inside of the clubhouse.

Ms. DeRosa: Nothing to do with private property.

Mr. Hans: No.

Ms. DeRosa: All people that are not taking care of their property, he's distance from that.

Mr. Hans: Yes, he's distance from that because anything on private property, the CDD cannot spend funds on because it's against Chapter 190.

Ms. DeRosa: I understand.

Mr. Hans: But he will be driving around all the lake banks, all around the community picking up all the trash and everything floating around on that end.

Ms. DeRosa: So, I have a question, can I ask a question?

Ms. Hinz Philippi: Sure.

Ms. DeRosa: Ok, so we still have that ugly orange fence around the property, and I'm living right next to it, so that has to go.

Mr. Hans: It does have to go, and it will go but, that at the moment, the reason we have it is because of South Florida Water Management, once construction is completed we will be able to remove it. We are going to be required to put a fence back in to replace it, it's going to be like a barrier style fence with wood posts and rope running inbetween the fence just to prevent vehicles from crossing through it.

Ms. DeRosa: Ok, but right now it's all down and there's trash on either side of it.

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Mr. Frien: It used to be a black one, that would be buried from the debris, and people just keep blowing grass on it, and then you guys came, or whoever came put the orange one up, and that one is also on the ground.

Ms. DeRosa: So it's been an eyesore from the beginning.

Mr. Frien: I live right next to it too.

Mr. Hans: But we are going to have Nick go around and correct the part where the orange fence is down for the time being.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Hans: So all of the fencing will be removed once construction is finished, and I believe Colton was saying, you guys are looking pretty good on that end as well.

Mr. Jackson: Yes, things are moving along.

Mr. Hans: So, the light is at close to the end of the tunnel for removing that as well, and having a permanent fence installed to make it look much nicer for everyone.

Mr. Jackson: Did the lift station fence get repaired yet?

Mr. Hans: Yes, they repaired that.

Mr. Jackson: Ok, alright, good.

Mr. Hans: Yes, they repaired it that day, like the day that picture was taken and everything was recorded but, it's still not great to be honest, they put it all back up but there's cracks and stuff in there, so we did send another complaint on that.

Mr. Jackson: Ok.

Mr. Hans: We'll also have Nick go through and he's spraying for the mold and mildew on it, no matter how many times we call the county, they come out and they say it's satisfactory to them but, now that we don't have to pay an outside company in and do that we just have an inside guy which we'll be taking care of that to make sure it's maintained.

Mr. Jackson: Ok, any other field report stuff you need to talk about Mathew?

Mr. Hans: Those are the main items, if there are any questions on the field report or anything we have going on I can take those.

Mr. Frien: I don't think so.

(At this point several people were talking at one time, and no one conversation could be heard)

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Mr. Hans: So that was for a dumpster we have at the clubhouse, we have 4 trash cans up there now, and Colton ask me to consider a dumpster up there instead of the trash cans at the moment we just started with the trash cans, we want to see how that works out.

Mr. Jackson: Ok.

Ms. Hinz Philippi: I would advise against a dumpster because people will use that as their personal trash area.

Ms. DeRosa: That's right.

Ms. Hinz Philippi: So, what I have a problem with the dumpster is you are not there 24 hours a day to inspect that and then people just come with their cars and dump things in it, and you have to check all the time and you're spending more money to have the dumpster picked up.

Mr. Hans: Right.

Mr. Jackson: Ok, anything else?

Mr. Hans: No that's all I had.

Mr. Jackson: Ok, so you want to do audience comments?

EIGHTH ORDER OF BUSINESS

Financial Statements

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Hinz Philippi: No, first I need a motion for the financials

Mr. Jackson: Oh, the check run summary.

Ms. Hinz Philippi: Yes, so the financial statements, tab A is the approval of the check run summary, and tab B is the acceptance of the unaudited financials. If you have any questions I can take those, if not, I just need a motion to approve both.

On MOTION by Mr. Jackson seconded by Ms. DeRosa with all in favor, the Check Run Summary and the Unaudited Financials were approved.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Hinz Philippi: Now are there any Supervisor's requests? Not hearing any, audience comments please, and state you name for the record.

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Mr. Hall: Scott Hall. I asked you a question a little while ago about the portion of the CDD and you said the CDD would be paid off in 2037.

Ms. Hinz Philippi: Yes, that's the bond.

Mr. Hall: That's the bond repayment portion, the operating budget does not go away, the only way the CDD's operating budget would go away is if at some point in time the CDD is completely dissolved and absorbed by the HOA, and then that money you're paying to the CDD you'd be paying to the HOA instead for the operating budget because all of that stuff still has to be maintained.

Mr. Jackson: But that's a pretty small portion.

Mr. Hall: But when I bought the house they said it would be a minimal amount of money, a few dollars here and there and the CDD, the bond, is divided up equally among all the houses, well if I bought my house earlier than somebody else and it's going to be paid off at the same time.

Mr. Hans: So, Adams Homes was actually paying the fees on that before your lot was bought, so you just come in and take over the fees that were being paid for that lot. So, right now on the annual debt assessment, it is based off your lot size, so it varies.

Ms. Hinz Philippi: Depending on how many square feet you have.

Mr. Hans: Yes, so if you're in a townhome, some people are paying as low as \$560 on the annual debt assessment because it is based off the square footage of their lot. We have people in 72' wide lots they're paying \$1,154 for their spots but, everybody is paying equally into the annual maintenance assessment for the community, which is \$1,362, that is what you pay to maintain the roads, the lakes, the clubhouse.

Ms. Hinz Philippi: And that's annual.

Mr. Hans: Also insurance for those items as well, so when the annual debt assessment goes away the number you would be looking at barring any changes, and granted we're talking about 11 years in the future but, it would be \$1,362.

Ms. Hinz Philippi: And that's the operation and maintenance that I had mentioned to you before because even if the bonds go away, you have to maintain what you have for the community, so that's the amount, and when you see what we're doing with this amount it's a lot because it's the clubhouse, all the grounds and like now we have the janitor that's going to be there to take care of everything. When this community was developing there were things that were not needed but, now that you guys are all living there, there are

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more necessities that we are addressing as we go and the janitor, that is one of them because we had a lot of complaints about people leaving the clubhouse in a state that was not good and then the cleaning company would come in the morning but, in the afternoon when you wanted to use it everything was a mess, and things like that which we are hearing from the residents, and that's why it's important for you guys to come and talk to the person that is there like Matt or now it's going to be Eddie, and tell them, hey this is happening, and then they can bring it to this Board and we can address them, and I think with Nick there we're going to have like a lot of good things that are coming because you're going to see a different clubhouse, it's going to be cleaner, and his presence there it's going to also shy away people that are going there to do the wrong business.

Mr. Hall: Is there ever going to be someone there at the clubhouse?

Ms. DeRosa: There is now.

Ms. Hinz Philippi: Nick is there.

Mr. Hans: I do have office hours there as well, and then we're also there on Mondays and Fridays as well.

Mr. Hall: Well, I don't know if kids are aware but, Marie went up there one day there were two little kids running around there with no parents at all.

Ms. Hinz Philippi: So, that is prohibited by our rules of course somebody has to be there to enforce the rules and if you guys see something going on that is wrong, please email the HOA because they can suspend privileges of the people that go to the clubhouse and do things that are wrong.

Mr. Hans: And if you guys see something, or you see kids by themselves, so if they had a key FOB and they accessed the clubhouse there's a log and a record of that happening so we can go back through the cameras, if you say hey we saw these kids here on this day and then we would send a letter to their parents.

Mr. Hall: Somebody else saw them too on another day, parents just dropping their kids off inside the clubhouse and then leave.

Mr. Hans: So you would reach out and let me know, I can give you one of my cards afterwards.

Ms. Hinz Philippi: Yes.

Ms. DeRosa: Maybe it should be posted inside the clubhouse.

Ms. Hinz Philippi: Yes, of course.

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Mr. Hans: Yes, and it's been a constant fight because the kids will purposely mess with the doors, make them not close properly. I do have Nick on that now so he's checking that every day when he's there. Typically, whenever I was there, we'd be checking it as well and adjusting it, I'd come back the next day and it would be messed with again.

Ms. Hinz Philippi: So that's why I'm saying with Nick there now because they're going to have him the whole day there from 8:00 to 4:00 or whatever, and that's going to inhibit people to do their own thing.

Mr. Jackson: Right, that's good.

Ms. Hinz Philippi: So people are going to see his presence there and then Eddie is going to be there I think Mondays, Wednesdays and Fridays, so he's going to be there for a period of time too so you guys can come, sit there, talk and point things out that need to be worked on.

A resident: Can I ask you a few questions?

Ms. Hinz Philippi: Yes, of course.

A resident: First question is, there's going to be a proposal for the back gate, is that going to be always open or will we be able to access it?

Mr. Hans: So that gate at the moment, DOT has determined that is a construction entrance, when construction is completed that is supposed to become an emergency access road for the emergency service department for the city, so the gate that's there currently will be replaced with a more permanent gate.

A resident: I'm talking about a year from now.

Mr. Hans: Yes.

A resident: So, a year from now we have gate, it's going to open up at 6:00 o'clock.

Mr. Hans: No, you guys are not going to be able to go through there, you have to come through here.

Ms. DeRosa: That would only be for emergency only.

A resident: Well, who's going to open that gate for an emergency?

Ms. Hinz Philippi: Oh no, he is talking about the front gate.

A resident: No.

Ms. DeRosa: No, he's talking about the back gate.

Mr. Hans: So, with that, the police would be given, or the emergency services would be given keys or ways to access, so we have emergency access roads in other

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communities as well and that's how they operate but, the reason why we also selected the attorney we selected is because in the future if you guys do want to petition to the DOT to make that into a real entrance, the attorney that we selected has some pull at the county to make sure that happens.

A resident: The next thing is, in the morning the bus stops are full at the entrance gate, that's going to be a problem, I use the back gate daily because I don't want go through the crowd because there's a lot of bus stops in there, like around the loop and they just park, and we have 15 people lined up and we can't even go around because if you go around then you could be on the Facebook page because they'll blast you because you don't follow the road, and we can talk about that later. My next thing is landscaping, so I heard that you guys paid a lot of money in landscaping, two days before the winter storm, are we going to have to repay that?

Mr. Hans: No, we told them beforehand not to put it in. Their production manager went above their landscape manager and us because he thought felt he might have a better chance of it surviving but, that will all be replaced; there's been every plant that they had at the shop without all of it dying.

A resident: Ok, and I was happy when I saw the guys working on it.

Mr. Hans: So, all of that will be replaced, and at the moment they're trying to restore the plants.

A resident: And two more questions, you were talking about paving, what are you paving, the front entrance?

Mr. Hans: Waterstone Blvd. all the way up to the multi-circle area.

A resident: When you say paving, are you talking about pavers?

Mr. Hans: No, asphalt.

A resident: Ok, yes so are they going to remove what's currently there?

Mr. Hans: Yes, it's going to be milled, that area and put fresh.

A resident: Ok, the new guy, how do we know that people will not use him as a handyman for their own personal home, how do we keep that from happening, from him not going to my neighbor's house?

Mr. Hans: So, we're going to be overseeing him and we have a check list for him to do each day, and stuff he's supposed to do each week, and stuff he's supposed to do monthly.

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A resident: I know a lot of people will try to think that he's going to be working for the homeowners, and say I need you to do this for me because you work for the CDD, and I need you to do this for me, so I just want to make sure it's going to be completely for the community and not for the homeowners.

Mr. Hans: Correct, he's been instructed, nothing on homeowner property, like I said earlier on the CDD side, if we're spending funds on homeowner property, the CDD can get in a lot of trouble.

A resident: Ok.

Mr. Frien: Historically we would present to any maintenance person that worked for HOAs that I was responsible for, that when he's approached by an owner he can say, I can either work for you or the CDD, here's what I get paid now, would you like to hire me.

A resident: Yes, I understand what you say, I get it, I want to make sure that it's fair for everybody.

Mr. Hans: And I definitely understand that.

A resident: And I do have a follow up question to the back gate, if there's 700 houses in the community is it safe to have just one way in and one way out?

Ms. DeRosa: Sure.

Mr. Jackson: That's approved by the county, like at the inception of the community, they review all those plans, entrances, egress and ingress, so that's what the emergency exit is for in case of emergencies, you can call 911 and they'll unlock that if there is an emergency there will be a way out and then when like homeowners take over the Board positions here, which I won't remain on the Board past Adams involvement in the community, then you guys could petition and see if you can get that new fancy attorney to work with the county to approve an actual entrance and exit there towards the back. Right now it's not permitted for that use but, it could be at some point potentially.

A resident: Ok.

A resident: I have a question, I kind of talked to a lot of people, they've been throwing questions at me, so they asked me to speak to you guys about and the first one was the signs that were out in front, the Waterstone sign, and it's broken as well, they'd like to know if you guys are going to repair the sign that's broken and the electrical that's on the sign. We addressed this yesterday to Matt, and I don't know if you guys have any plans for that.

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Mr. Jackson: Is this a Waterstone sign?

Mr. Hans: Yes, and I actually was out there last night doing a light check and it did look like a breaker had gotten lit as well, so one of the signs is working now. When the crew is coming out to do the upgrade on the electrical panel, they will be doing the repairs to that as well, they've done the original repair job so they're going to be going out and making sure everything that they did is still good, and then if there's anything that's new or any new cuts or breaks in the line they'll bring that to our attention and they'll repair it that day as well.

Mr. Jackson: So, the sign is broken right?

Mr. Hans: Yes, the back plate behind it is damaged so we'll be looking at options for getting that replaced as well.

Mr. Jackson: Ok.

A resident: I addressed this before to you about the poles, can we get on Florida Power and Light on that, get on their butts and say you guys have to fix this, this is dangerous because a lot of people have addressed this, they want that fixed like right away, they think it's a concern because a lot of them have children and they're worried about that, I'm just giving you a heads up, I've heard that question 35 times.

Mr. Jackson: If they're not responding to us, can we get the new attorney to get involved in that?

Mr. Hans: Yes.

A resident: I also want to bring up the bus stop, people have expressed they're having a hard time with the bus comes, we all know we can't pass a bus stop so they sit there and they have to wait and like you said, there's like 15 or 20 kids that get on that bus, is there a way that maybe we could put the bus stop somewhere else so people could get in and out?

Ms. Hinz Philippi: That is with the county, like their school bus, traffic and so you have to petition to them, you have to go and talk to them because the CDD cannot tell them not to put the bus stop there.

A resident: It's not that we don't want the bus stop, while we were talking to the residents about was pulling up to the roundabout, pull up to the clubhouse parking lot, pull up, the kids would load up there.

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Ms. Hinz Philippi: That makes sense but you have to petition to them not to us, we cannot do anything about it.

A resident: So, who do we petition to?

Ms. DeRosa: The county.

Mr. Frien: The County School Board.

Ms. Hinz Philippi: Yes.

A resident: Also a speed sign in the neighborhood.

Mr. Frien: Now we addressed that earlier, what as the deal with that?

Mr. Hans: Skymark Homes asked a few times for it because they're the ones that are responsible for putting it in and they said, oh yes, we're going to do it and they haven't.

(At this point several people were talking at one time, and no one conversation could be heard)

A resident: And I brought this up to Matt, and this is my concern, your landscapers are great sleepers, they're really good at sleeping, they like to sleep in back corners, I'll be honest with you, I went up to one of them and said, hey, and I told him in Spanish, wake your ass up, I'm paying you, do your job, and he looked at me, and he was shaken up but, all I'm saying, this is not right that I'm paying the landscaper extra money to cut the grass for me and I see these guys sleeping in the corner, or they're sleeping in front of your car when they know Matt's not around.

Ms. Hinz Phillippi: Are you talking about the landscapers for the Villa?

A resident: Yes.

Ms. Hinz Philippi: Ok.

Mr. Jackson: Well, I guess Matt you can just double-check that they're not sleeping during like a scheduled break.

Mr. Hans: I've sent pictures a few times to their boss when I see they're sleeping and say, hey this is going on.

Mr. Jackson: I know it's kind of customary to take a little lunch time rest and that's fine they're welcomed to do that, I mean they do that in my neighborhood too, I think it's pretty customary but, if it's like at the wrong times, then obviously we'll look for a different landscape company or something.

Mr. Hans: Right.

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Ms. Hinz Philippi: And also on that matter, we did put them on notice.

Mr. Hans: Right, and they did increase their days of service too, so they're there 3 days now instead of 2.

Ms. Hinz Philippi: Yes, and it was like two meetings ago Matt gave them notice and said if you don't improve and get everything straight we're going to get other proposals, so we can reiterate that they have keep a standard around the neighborhood, that we can do, and I think because I think Eddie is going to be there 3 times a week, he can drive around and check it and have their schedule and just stop by and check what they're doing, like what is the plan for today because then they're going to start being more aware of, oh the boss is coming around.

A resident: I appreciate that because the common areas they're not doing, I personally pay an extra \$20 a week for my guy to cut the common areas, he does it every week for me now, I'm paying an extra \$20 for that because they don't do it.

Mr. Jackson: So, let's just check on that Matt.

Mr. Hans: Ok.

Mr. Jackson: Alright, good.

A resident: And they need to do that at the fencing in the back, they just use the machine, they just cut and they don't do the weeding and when I moved in everything was perfect and nice 4 years ago, and now it's just basically they just cut with the machine and that's it.

Mr. Hans: So, when the fences are installed they are weeding on the back side of the fences, and I'll check that edge in that area, they should be weed whacking that edge, the edge by people's homes when you install a fence they really shouldn't be weed whacking that because that's more of a liability but, the other side, they should 100% be weed whacking so I'll get back in those areas and double check with them and make sure that's happening.

A resident: Ok, thank you.

Ms. Hinz Philippi: Alright, so any more comments?

TENTH ORDER OF BUSINESS

Adjournment

Ms. Hinz Philippi: I think we should adjourn the meeting and then you guys can talk more on the HOA issues.

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Mr. Jackson: Yes, these seem to be HOA related, so that's fine, we'll do that.

Ms. Hinz Philippi: Alright, so the next item would be a motion to adjourn.

On MOTION by Mr. Jackson seconded by Ms. DeRosa
with all in favor, the Meeting was adjourned.

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Andressa Hinz Philippi

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Secretary / Assistant Secretary

Signed by:

Colton Case

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Chairman / Vice Chairman

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Completed	Security Checked	6/17/2026 6:12:37 AM
Payment Events	Status	Timestamps