MINUTES OF MEETING
LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lowery Hills Community Development District held a Regular Meeting on May 14, 2025 at 1:30 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850.

Present:

Bill Fife	Chair
Owen Budorick	Vice Chair
Candice Bain	Assistant Secretary
Baron Woodard	Assistant Secretary
Eric Morrisette	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 1:32 p.m. Supervisors Woodard, Bain, Budorick, Fife and Supervisor-Appointee Eric Morrisette were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath to Eric Morrisette [Seat 5]; Term Expires November 2026**

- **Administration of Oath of Office (the following will be provided in a separate package)**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Eric Morrisette. Mr. Morrisette is familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendments and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS **Ratification of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-01. The following nominations were made:

Bill Fife	Chair
Owen Budorick	Vice Chair
Baron Woodard	Assistant Secretary
Candice Bain	Assistant Secretary
Eric Morrisette	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board were unaffected by this Resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Fife and seconded by Mr. Budorick, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing**

Severability; and Providing for an Effective Date

Mr. Torres presented Resolution 2025-05. He reviewed the proposed Fiscal Year 2026 budget, which includes field operations and amenities expenditures. The budget is Landowner-funded, with expenses being funded as they are incurred.

On MOTION by Mr. Fife and seconded by Ms. Bain, with all in favor, Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 13, 2025 at 1:30 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Discussion: Fiscal Year 2026 Meeting Schedule [Coincide with Kolter District Meetings]**

The consensus was to continue meeting on the second Wednesday of the month. The Board Members would like to change the meeting time from 1:30 p.m. to 11:00 a.m.

Mr. Torres stated that Staff will verify meeting room availability in advance of the next meeting. This item was deferred.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

This item was deferred.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-07, Ratifying, Confirming, and Approving the Sale of the Lowery Hills Community Development District Special Assessment Bonds, Series 2025; Ratifying, Confirming,**

and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2025-07.

On MOTION by Mr. Fife and seconded by Mr. Woodard, with all in favor, Resolution 2025-07, Ratifying, Confirming, and Approving the Sale of the Lowery Hills Community Development District Special Assessment Bonds, Series 2025; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

TENTH ORDER OF BUSINESS **Ratification of Developer's Agreement**

Mr. Torres presented the Developer's Agreement, previously executed by all parties.

On MOTION by Mr. Fife and seconded by Mr. Woodard, with all in favor, the Developer's Agreement, was ratified.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2025**

On MOTION by Mr. Fife and seconded by Mr. Budorick, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

TWELFTH ORDER OF BUSINESS **Approval of February 12, 2025 Regular Meeting Minutes**

On MOTION by Mr. Fife and seconded by Mr. Budorick, with all in favor, the February 12, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): Stephens Barrios Engineering

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: June 11, 2025 at 1:30 PM**
  - **QUORUM CHECK**

The next meeting will be held on June 11, 2025, unless canceled.

FOURTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Bain and seconded by Mr. Fife, with all in favor, the meeting adjourned at 1:45 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair