MINUTES OF MEETING
ROLLING OAKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rolling Oaks Community Development District was held Thursday, **April 23, 2026** at 1:08 p.m. in the Seagrass Room at Margaritaville Resort Orlando, 8000 Fins Up Circle, Kissimmee, Florida.

Present and constituting a quorum were:

John Chiste	Chairman *via Zoom*
Jared Bouskila	Vice Chairman
Cora DiFiore	Assistant Secretary *via Zoom*
Peter Brown	Assistant Secretary
Penny Lozano	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Katie O'Rourke	District Manager
Cari Webster	District Counsel *via Zoom*
Dave Schmitt	District Engineer *via Zoom*
Timothy Todd	District Engineer *via Zoom*
Ashley Hilyard	Field Services

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order at 1:08 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS **Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the February 26, 2026, Meeting**

On MOTION by Mr. Bouskila seconded by Mr. Brown with all in favor the minutes of the February 26, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Ms. Adams stated next is consideration of Resolution 2026-03 approving the proposed fiscal year 2027 budget and setting the public hearing for Thursday, July 23, 2026, at 1:00 p.m. at Embassy Suites by Hilton Orlando Sunset Walk, Kissimmee, Florida. Approval of this resolution allows us to transmit the budget to Osceola County, to notice your public hearing to adopt the budget and post it to the district's website.

Ms. Adams reviewed the proposed Fiscal Year 2027 budget, including operational and field maintenance expenditures, proposed adjustments to management fees, insurance, audit expenses, landscape enhancement funding, and developer contribution funding. Ms. Adams advised that the proposed budget would maintain assessments at the current Fiscal Year 2026 levels. The Board discussed the proposed budget and public hearing schedule.

On MOTION by Mr. Brown seconded by Mr. Bouskila with all in favor Resolution 2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Declaring Series 2018 Project Complete**

Ms. Adams reviewed Resolution 2026-04 declaring the Series 2018 Project complete pursuant to the Trust Indenture requirements. Ms. Webster provided additional legal explanation regarding project completion and closure of construction funding.

On MOTION by Mr. Bouskila seconded by Mr. Brown with all in favor Resolution 2026-04 Declaring Series 2018 Project Complete was approved.

SIXTH ORDER OF BUSINESS **Consideration of Proposal for Parking Area Redo at 8133 Surf Street**

This item was tabled to a future meeting agenda.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

There being no comments, the next item followed.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Bouskila seconded by Mr. Brown with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement was included in the agenda package.

iii. Ratification of Series 2018 Requisition No. 7

On MOTION by Mr. Brown seconded by Mr. Bouskila with all in favor the requisition no. 7 from the series 2018 bonds was ratified.

iv Presentation of Series 2016, 2018 and 2022 Arbitrage Rebate Calculation Reports

On MOTION by Mr. Bouskila seconded by Mr. Brown with all in favor the arbitrage rebate calculation reports for the series 2016, 2018 and 2022 Bonds were accepted.

D. Field Manager's Report

Ms. Hilyard reviewed the Field Manager's Report and presented proposals related to plant removal, plant replacement, and palm replacement.

i. Consideration of McMaster Landscape Proposal for Plant Removal

ii. Consideration of McMaster Landscape Proposal for Plant Replacement

On MOTION by Mr. Brown seconded by Mr. Bouskila with all in favor the proposal from McMaster Landscape for removal of dead plant material in the amount of $2,785 and the proposal for plant replacement in the amount of $23,155 were approved.

iii. Consideration of McMaster Landscape Proposal for Palm Replacement

On MOTION by Mr. Brown seconded by Mr. Bouskila with all in favor the proposal from McMaster Landscape to remove and replace the dead palms in the amount of $4,840 was approved.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Next Meeting Date – May 28, 2026 at Margaritaville Resort Orlando

Ms. Adams stated the next meeting will be held May 28, 2026 at the same location.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Brown seconded by Mr. Bouskila with all in favor the meeting was adjourned at 1:34 p.m.

Signed by:
Tricia Adams
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Secretary/Assistant Secretary

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John Christe
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Chairman/Vice Chairman