

**MINUTES OF MEETING
ELEVATION POINTE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Elevation Pointe Community Development District was held Friday, **August 22, 2025** at 9:30 a.m. at the Offices of GMS-NF, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum:

Owais Khanani
Jawaad Khanani
Maria Sanchez (MJ)

Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Wes Haber *by phone*
Brian Dietsch *by phone*

District Manager, GMS
District Counsel, Kutak Rock
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll. Three Supervisors were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun noted that only Board members and staff were present at the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of April 25, 2025
Board of Supervisors Meeting**

Mr. LeBrun presented the minutes of the April 25, 2025, Board of Supervisors meeting. He asked for any comments or corrections to the minutes. The Board had no changes.

On MOTION by Mr. Owais Khanani, seconded by Mr. Jawaad Khanani, with all in favor, the Minutes of April 25, 2025 Board of Supervisors Meeting, were approved.

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FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-05
Ratifying Actions in Resetting the Public
Hearing**

Mr. LeBrun stated that Resolution 2025-05 was approved to ratify prior actions and reset the public hearing date since the last meeting had been canceled and rescheduled.

On MOTION by Mr. Owais Khanani, seconded by Mr. Jawaad Khanani, with all in favor, Resolution 2025-05 Ratifying Actions in Resetting the Public, was approved.

FIFTH ORDER OF BUSINESS**Public Hearing**

Mr. LeBrun asked for a motion to open the public hearing.

On MOTION by Mr. Owais Khanani, seconded by Mr. Jawaad Khanani, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2025-06 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. LeBrun stated that no members of the public attended the hearing. He added that the Board reviewed Resolution 2025-06 to adopt the Fiscal Year 2026 budget. It was noted that the budget looked very similar to the current year, with revenues and expenditures laid out starting on page 19. Mr. LeBrun noted that the revenues come mainly from assessments, with a small developer contribution available if needed. He noted that the narrative on page 21 explained the line items, and debt service information was included. With no questions, the Board moved to adopt the resolution.

On MOTION by Mr. Owais Khanani, seconded by Mr. Jawaad Khanani, with all in favor, Resolution 2025-06 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun stated Resolution 2025-07 was the tool to fund the newly adopted budget, with the assessment roll attached as an exhibit.

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On MOTION by Mr. Owais Khanani, seconded by Mr. Jawaad Khanani, with all in favor, Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

C. Consideration of Fiscal Year 2026 Developer Funding Agreement

Mr. LeBrun stated that they had discussed the draft developer funding agreement, which was basically the same as last year. Mr. LeBrun clarified that the O&M wouldn't start until assets were turned over. A Board member mentioned receiving an O&M invoice, but their office had already told GMS it wasn't due yet. Mr. LeBrun said that they would follow up on it.

On MOTION by Mr. Owais Khanani, seconded by Mr. Jawaad Khanani, with all in favor, the Fiscal Year 2026 Developer Funding Agreement was approved.

Mr. LeBrun asked for a motion to close the public hearing.

On MOTION by Mr. Owais Khanani, seconded by Ms. Rust, with all in favor, Closing the Public Hearing was approved.

SIXTH ORDER OF BUSINESS

Consideration of Auditing Services Agreement with Grau & Associates for Fiscal Year 2025

Mr. LeBrun stated that the Board had acknowledged that CDDs must do an independent audit each year and noted that Grau & Associates had already been selected. They approved authorizing the firm to start the Fiscal Year 2025 audit.

On MOTION by Mr. Owais Khanani, seconded by Mr. Jawaad Khanani, with all in favor, the Auditing Services Agreement with Grau & Associates for Fiscal Year 2025, was approved.

SEVENTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2024 Audit Report

Mr. LeBrun went over last year's audit, and the auditor's letter on page 72 said the District had complied with all requirements for the year ending September 30, 2024. Mr. LeBrun noted

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that it was a clean audit, and since there weren't any questions, they asked for a motion to accept it.

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

EIGHTH ORDER OF BUSINESS

District Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals and Objectives

Mr. LeBrun stated that the Board had adopted the Fiscal Year 2026 goals and objectives, which were identical to the prior year's goals since the legislative requirement remained in effect.

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

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

Mr. LeBrun stated that the Board had completed the Fiscal Year 2025 goals and authorized the chair to sign off once the fiscal year ended, confirming they would be posted on the website.

On MOTION by Mr. Owais Khanani, seconded by Mr. Jawaad Khanani, with all in favor, Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute was approved.

NINTH ORDER OF BUSINESS

Ratification of Series 2022 Requisitions #145-151

Mr. LeBrun stated that they had ratified Series 2022 Requisitions #145 through #151 that staff had already approved and paid. Staff reports were given, with no questions for the engineer, who noted roadway construction was nearing completion.

On MOTION by Mr. Owais Khanani, seconded by Mr. Jawaad Khanani, with all in favor, the Series 2022 Requisitions #145 - #151, were ratified.

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TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing specific to report.

B. Engineer

Mr. Dietsch stated that the roadway construction was nearing completion. There were no other questions.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. LeBrun presented the unaudited financials through July 31, 2025. No action required by the Board.

ii. Consideration of Funding Requests #54

Mr. LeBrun presented funding requests #54 and asked for Board approval.

On MOTION by Mr. Owais Khanani, seconded by Mr. Jawaad Khanani , with all in favor, Funding Request #54 was approved.

iii. Presentation of Number of Registered Voters – 0

Mr. LeBrun stated that as of April 15, 2025, there were no registered voters.

iv. Approval of Fiscal Year 2026 Meeting Schedule

Mr. LeBrun stated that the Board had reviewed the proposed FY 2026 meeting schedule, which had agreed to keep the 9:30 a.m. start time, moved the November meeting from Thanksgiving, and deleted the December 26th meeting. The revised schedule was approved.

On MOTION by Mr. Owais Khanani, seconded by Ms. Rust, with all in favor, the Fiscal Year 2026 Meeting Schedules, was approved as amended.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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TWELFTH ORDER OF BUSINESS

Supervisors' Requests

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Next Meeting Date – September 26, 2025

Mr. LeBrun stated that the next meeting is scheduled for September 26, 2025, at the same time and exact location.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun stated that no further business, the meeting was adjourned.

On MOTION by Mr. Owais Khanani, seconded by Mr. Jawaad Khanani, with all in favor, the meeting was adjourned.

Signed by:

Jeremy LeBrun

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Secretary/Assistant Secretary

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Owais Khanani

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Chairman/Vice Chairman