

**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, **October 24, 2025** at 9:36 a.m. at the Offices of GMS-NF, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida.

Present and constituting a quorum:

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|--------------------|----------------------------|
| Owais Khanani | Chairman |
| Paul Roth | Appointed as Vice Chairman |
| Maria Sanchez (MJ) | Assistant Secretary |
| Loubna Kaboune | Assistant Secretary |

Also present were:

| | |
|----------------------------------|------------------------------|
| Jeremy LeBrun | District Manager, GMS |
| Jonathan Johnson <i>by phone</i> | District Counsel, Kutak Rock |
| Brian Dietsch <i>by phone</i> | 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. He noted that Supervisor Loubna Kaboune was sworn in prior to this meeting.

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

Organizational Matters

A. Acceptance of Resignation of Maria Rust in Seat #3

Mr. LeBrun presented the resignation of Maria Rust to the Board of Supervisors.

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| On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez, with all in favor, Accepting the Resignation of Maria Rust, was approved. |
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Elevation Pointe CDD

B. Appointment of Individual to Fulfill Board Vacancy in Seat #3 with a Term Ending November 2026

Mr. LeBrun asked for nominations to fill the vacancy in Seat #3. Mr. Paul Roth was nominated.

On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez with all in favor, Appointing Paul Roth to Fill the Board Vacancy in Seat #3, was approved.

C. Administration of Oath of Office to Newly Appointed Board Member

Mr. LeBrun administered the oath of office to Paul Roth.

D. Consideration of Resolution 2026-01 Electing Officers

Mr. LeBrun presented Resolution 2026-01. The Board consensus was to elect Supervisor Paul Roth as Vice Chairman and all other Supervisors will stay the same.

On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez, with all in favor, Resolution 2026-01 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of August 22, 2025 Board of Supervisors Meeting

Mr. LeBrun presented the minutes of the August 22, 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 Ms. Sanchez, with all in favor, the Minutes of August 22, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02 Amending Resolutions 2024-08 and 2025-07

Mr. LeBrun stated counsel created this resolution which amends the assessment resolution. He explained that this resolution is changing the O&M assessments that are directly collected. He noted they are based on actual expenditures. Mr. Johnson noted that payment will only be expected on an as-incurred, as-expended basis.

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On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez, with all in favor, Resolution 2026-02 Amending Resolutions 2024-08 and 2025-07, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Amending the Fiscal Year 2025 Budget

Mr. LeBrun presented and explained Resolution 2026-03 amending the Fiscal Year 2025 budget.

On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez, with all in favor, Resolution 2026-03 Amending the Fiscal Year 2025 Budget, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Series 2022 Requisitions #152-153

Mr. LeBrun stated Series 2022 Requisitions #152-153 have already been processed.

On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez, with all in favor, the Series 2022 Requisitions #152-153, were ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Johnson 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 September 30, 2025. No action required by the Board.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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TENTH ORDER OF BUSINESS

Supervisors' Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Next Meeting Date – December 5, 2025

Mr. LeBrun stated that the next meeting is scheduled for December 5, 2025, at the same time and exact location.

TWELFTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Mr. Owais Khanani, seconded by Ms. Sanchez, 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