

**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, **April 24, 2026** 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
Paul Roth
Maria Sanchez (MJ)

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Jeremy LeBrun
Jonathan Johnson *by phone*
Chris Ruther *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

Organizational Matters

A. Acceptance of Resignation of Loubna Kaboune in Seat #4

Mr. LeBrun stated that the first organizational matter was to accept the resignation of Loubna Kaboune from seat #4.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, Accepting the Resignation of Loubna Kaboune in Seat #4, was approved.

April 24, 2026

Elevation Pointe CDD

B. Appointment of Individual to Fulfill Board Vacancy in Seat #4 with a Term Ending November 2026

Mr. LeBrun explained that the Board may appoint someone to fill the open seat if they have a candidate in mind. If not, the Board can postpone the decision until the next meeting. The Board decided to keep it on the agenda for next meeting.

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

D. Consideration of Resolution 2026-01 Electing Officers

Items B, C, and D were tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of October 24, 2025
Board of Supervisors Meeting**

Mr. LeBrun presented the minutes of the October 24, 2025, Board of Supervisors meeting. He asked for any comments or corrections to the minutes. The Board had no changes.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, the Minutes of October 24, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05
Approving the Proposed Fiscal Year 2027
Budget and Setting a Public Hearing**

Mr. LeBrun presented Resolution 2026-05, which approves the proposed budget for Fiscal Year 2027 and scheduling a public hearing. The resolution is located on page 17 of the electronic agenda. Currently, the public hearing is set for the July meeting, but he noted that July might be problematic based on prior discussions. He asked whether to keep the July date or move the public hearing to the August meeting.

Mr. Khanani suggested pushing the public hearing to August. Mr. LeBrun stated that the public hearing for the proposed Fiscal Year 2027 budget, originally scheduled for July, will be moved to the August 28, 2026 meeting due to scheduling conflicts. He explained that the Board annually approves a proposed budget and then formally adopts it after the hearing, which sets the budget's high watermark. Changes can still be made to the budget up until the hearing, but assessments cannot be increased after the proposed budget is approved. He also noted that the budget for this year is similar to last year, with the general fund details starting on page 21,

April 24, 2026

Elevation Pointe CDD

including direct assessments and a developer contribution line for potential deficit funding agreements. Mr. LeBrun explained that the figures shown represent the actual expenditure for the current fiscal year, providing up-to-date information about what has been spent so far.

Mr. Khanani asked if it will still be direct billing plan for the next fiscal year. Mr. LeBrun explained that for the upcoming fiscal year the plan is to continue direct billing as there hasn't been enough progress in platting to include new lots on the assessment roll. Expenses will be directly assessed to the lot owners. The budget is conservative and includes provisions for administrative funds, as outlined on page 21, and plans for 12 meetings, despite the fact that the group rarely meets that often.

Mr. Khanani clarified that there will not be O&M; instead, expenses will be directly billed based on actual costs incurred. Mr. LeBrun explained that the budget was amended last year to allow for direct billing based on actual incurred expenses and plans to do the same this year. The current budget is set up for direct billing, but remains flexible, allowing amendments if no lots are platted or no maintenance occurs. If lots are platted, owners will receive assessments. Maintenance and potential amenity openings are accounted for in the budget, though these items are only included in case they become relevant. The approach follows previous year's practices, ensuring the budget can be revised as needed, up to the scheduled hearing in August. He noted on page 23 is a narrative which explains each budget line item. He mentioned the inclusion of debt service accounts and a schedule and noted that this section concludes the budget overview. He then noted that, barring any questions, the next step would be to seek a motion to approve Resolution 2026-05, thereby approving the Fiscal Year 2027 budget and setting the public hearing date for August.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing on August 28, 2026, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-06 Setting a Public Hearing on Amended and Restated Rules of Procedure

Mr. LeBrun stated that the next item on the agenda was consideration of Resolution 2026-06, which involves setting a public hearing for amended and restated Rules of Procedure. He explained that the intention is to schedule this hearing to coincide with the budget hearing, so both

April 24, 2026

Elevation Pointe CDD

can take place on the same day. Additionally, he noted that Mr. Johnson was available on the line and might have additional input regarding the public hearing.

Mr. Johnson explained that the changes to the rules are primarily to address updates from the Florida legislature, ensuring continued compliance. There is no urgency regarding these changes, and it is practical to schedule the hearing during the budget meeting to avoid an additional meeting.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, Resolution 2026-06 Setting a Public Hearing on Amended and Restated Rules of Procedure on August 28, 2026, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-07 Appointing an Assistant Treasurer

Mr. LeBrun presented Resolution 2026-07, which proposes appointing Alison Mossing, the District's accountant, as an Assistant Treasurer. This addition is meant to align with practices in other Districts and to give Alison Mossing more authority to handle tasks that occur behind the scenes.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, Resolution 2026-07 Appointing Alison Mossing as an Assistant Treasurer, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Series 2022 Requisitions #154-155

Mr. LeBrun stated that the next agenda item was the ratification of Series 2022 Requisitions #154- 155. He clarified that these requisitions had already been approved and signed off by the engineer and trustee, and the Board's action was simply to formally ratify them.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, the Series 2022 Requisitions #154-155, were ratified.

April 24, 2026

Elevation Pointe CDD

NINTH ORDER OF BUSINESS**Appointment of Audit Committee and Chairman**

Mr. LeBrun noted the next agenda item is the appointment of the Audit Committee and its Chairman. Each year the District undergoes an independent audit, and as part of this process, an RFP is issued for auditors. At the end of the Board meeting, there will be a brief Audit Committee meeting. The Board needs to formally appoint the Audit committee and Chairman, and he recommended that the Board members serve as the Audit Committee, with the Chairman of the Board also acting as the Chairman of the Audit Committee. He requested a motion to appoint the Board as the Audit Committee and to designate Mr. Khanani as the Chair

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, Appointment of the Board of Supervisors as the Audit Committee and Mr. Khanani as Chairman, was approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Johnson had nothing specific to report.

B. Engineer

Mr. Ruther reported that Elevation Parkway and County Road 208 are now open to the public, although full acceptance with St. Thomas County is still being finalized. There are some remaining closeout items with the county, but the roads are accessible for public use.

C. District Manager's Report**i. Balance Sheet and Income Statement**

Mr. LeBrun reported that the balance sheet and income statement, along with unaudited financials, are available starting on page 73. No action is required from the Board regarding these documents.

ii. Consideration of Funding Requests #55-56

Mr. LeBrun stated that the Board will next consider funding requests #55-56, which begin on page 82. These requests are for various professional services, including insurance and advertising costs.

April 24, 2026

Elevation Pointe CDD

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, Funding Requests #55-56, were approved.

iii. Designation of November 20, 2026 at 3:00 PM as Landowners' Meeting Date

Mr. LeBrun stated that November 20, 2026, at 3:00 p.m. has been designated for a landowners' meeting, which is not a regular Board meeting. This meeting is specifically for electing three seats that are up for landowner election during the 2026 election year. The Board members are not required to attend, but they may appoint a proxy to represent them if they are absent. He asked for approval for the set date of November 20, 2026.

On MOTION by Mr. Khanani, seconded by Mr. Roth, with all in favor, Designation of November 20, 2026, at 3:00 p.m. as Landowners' Meeting Date, was approved.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Next Meeting Date – May 22, 2026

Mr. LeBrun stated that the next meeting is scheduled for May 22, 2026 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. Khanani, seconded by Mr. Roth, with all in favor, the meeting was adjourned.

Signed by:

Jeremy LeBrun

665CD7AA7BB8455...

Secretary/Assistant Secretary

DocuSigned by:

Owais Khanani

4269B1FF9FCB443...

Chairman/Vice Chairman