MINUTES OF MEETING
WATERLIN
STEWARDSHIP DISTRICT

The regular meeting of the Board of Supervisors of the Waterlin Stewardship District was held Wednesday, December 3, 2025, at 3:00 p.m. at the Offices of Gentry Land Company, 3850 Canoe Creek Road, St. Cloud, Florida.

Present and constituting a quorum were:

Mike Liquori	Chairman
Chancy Summers	Vice Chairman
David Hulme	Assistant Secretary

Also present were:

George Flint	District Manager
Michelle Rigoni	District Counsel
Strickland Smith *by phone*	District Engineer

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint noted there were no members of the public present other than Board and staff to provide public comment.

THIRD ORDER OF BUSNESS **Approval of Minutes of the November 5, 2025 Meeting**

Mr. Flint presented the minutes of the November 5, 2025 Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

> On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the Minutes of the November 5, 2025 Meeting, were approved.

FOURTH ORDER OF BUSNESS **Review of Proposals for Professional Engineering Services and Selection of Firm**

Mr. Flint stated at the prior meeting the Board authorized staff to issue an RFQ for engineering services under the Consultant's Competitive Negotiation Act. They placed an ad in the newspaper and received two responses, one from Alliant Engineering and one from Heidt Design. Mr. Flint noted that Board has the option if they receive less than three proposals to reject and readvertise. The Board consensus ranking was Alliant with 87.95 points and Heidt Design with 95 points.

> On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Adopting the Consensus Ranking with Heidt Design Ranked #1 and Alliant #2 and Selection of #1 Ranked Proposer Heidt Design to Provide Professional Engineering Services, was approved.

FIFTH ORDER OF BUSINESS **Public Hearings**

A. Rules of Procedure

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

> On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the Public Hearing was opened.

i. Consideration of Resolution 2026-03 Adopting the District's Rules of Procedure

Mr. Flint reviewed Resolution 2026-03 adopting the District's Rules of Procedure. He noted that the Board was provided the form of the rules at the organizational meeting when they set the public hearing for December 3, 2025. The Board had no questions or changes to the rules. Mr. Flint noted that there were no members of the public present to provide comment or testimony.

> On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Resolution 2026-03 Adopting the District's Rules of Procedure, was approved.

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

> On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the Public Hearing was closed.

B. Uniform Method of Collection

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

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the Public Hearing, was opened.

i. Consideration of Resolution 2026-04 Expressing the District's Intent to Utilize the Uniform Method of Collection

Mr. Flint reviewed Resolution 2026-04 expressing the District's intent to utilize the uniform method of collection. He noted that this would allow the District to use the tax bill as the collection method for the O&M debt assessments. Mr. Flint noted that there were no members of the public present to provide comment or testimony.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Resolution 2026-04 Expressing the District's Intent to Utilize the Uniform Method of Collection, was approved.

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

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the Public Hearing was closed.

C. FY2025 & FY2026 Budgets

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

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the Public Hearing was opened.

i. Consideration of Resolution 2026-05 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Mr. Flint presented Resolution 2026-05 adopting the Fiscal Year 2025 budget. He noted that they have previously approved proposed budgets for each fiscal year and set December 3, 2025 as the public hearing dates. Mr. Flint noted that there were no members of the public present to provide comment or testimony.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Resolution 2026-05 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations, was approved.

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

Mr. Flint stated presented Resolution 2026-06 adopting the Fiscal Year 2026 budget. He noted that this contemplates a Developer Funding Agreement. Mr. Flint noted that there were no members of the public present to provide comment or testimony.

Mr. Liquori asked how this budget is impacted by the GIR East FY2026 budget? Mr. Flint stated at some point they will need to amend this budget to incorporate the merger because they will have a debt service fund that Waterlin currently does not have.

> On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, Resolution 2026-06 Adopting the Fiscal Year 2026 Budget and Relating to Annual Appropriations, was approved.

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

> On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the Public Hearing was closed.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Rigoni reminded the Board that they have the merger hearing shortly following the regular meeting at an on-site location within the boundaries of the District. The validation hearing was also scheduled for March 4th and it will occur virtually via video and phone conferencing WebEx. Those who will be expected to be in attendance is Mike Liquori, George Flint, and Strickland Smith as representatives of the District in the event that the state or the court have any questions.

B. Engineer

Mr. Smith had nothing additional to report.

C. District Manager's Report

Mr. Flint had nothing to report.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Adjournment**

Mr. Flint asked the Board for adjournment.

On MOTION by Mr. Liquori, seconded by Mr. Hulme, with all in favor, the meeting was adjourned.

DocuSigned by:
George Flint
B61B5DF431644AD...

Secretary/Assistant Secretary

Signed by:
EAFC0916C8144F2...

Chairman/Vice Chairman