

Mr. Whited advised that he had contacted Pasco County to request a reinspection, post TouchPoint entry repairs, in order to move forward with the conveyance of the first phase of South Branch Blvd and associated bond release.

Mr. Whited also confirmed that the wetland 11 survey was completed but he wasn't sure whether the area had been staked as requested. Mr. Brletic will review the CAT files to determine whether there is an option to grade the berm, Supervisor Silverstein commented on the pictures and petition from residents that would be added to the permit modification application. A path will need to be cut to allow access to perform the grading and a plan to replant native vegetation after the grading is completed. Supervisors discussed grading, and the previously constructed swale.

Mr. Whited introduced a request from Sparrow Partners for an easement to South Branch Blvd. to install right-of-way turn lane improvements for an active adult community to be built south of Touchpoint Drive. He and Ms. Moczynski suggested responding that the District is in the process of turning over that portion of South Branch Blvd to Pasco County, and engaging Pasco County in the conversation. Supervisors discussed the impact on traffic and the District's maintenance of the landscape and streetlights. Ms. Moczynski discussed an easement and maintenance responsibility agreement. Board consensus was to include Pasco County in communications advising the developer of the turnover status. Mr. Whited confirmed the conveyance was sidewalk to sidewalk.

Supervisors queried whether other residents bordering the wetlands are having similar drainage/grading issues as those bordering wetland 11.

C. EXHIBIT 1: Review of Field Services Requests/Responses (5/29 – 6/23)

This item was reviewed out of order prior to III.B. District Engineer

Mr. Beckett and Supervisor Abercrombie relayed a recent request regarding a possible leak at Glowing Groves and Suncoast Blend. Cepra representatives affirmed they'd been monitoring the area over the last year and not found any leaks, it is likely a grading issue connected to a swale behind the townhomes.

D. EXHIBIT 2: Aquatic – *Chuck Burnite, GHS Environmental*

Mr. Burnite presented the Aquatic Report, noting an improvement in the coontail issue, and the emergence of native plants in some of the ponds. He suggested that whoever is selected to complete the brush cutting may also be able to create the fire lines as well.

1. Consideration of GHS Proposals

E. Landscape – *Rob Ferrante/Jacob Zucker, Cepra*

Messrs. Ferrante and Zucker presented the Landscape Report. The Board was advised that palm tree trimming is scheduled for the week of August 24 and that

additional crew members would be mobilized to address the weeds. They will present a proposal to replace sod along the street close to the dog park impacted by cinch bugs during the spring that couldn't be properly addressed due to drought water restrictions imposed by Pasco County, and they are monitoring a palm tree at the roundabout. Maintenance of the dog park sod was discussed, with a recommendation to close the dog park periodically to allow the grass to recover. Cepra was asked about an unmowed section at the back of FPC B2, which they will review.

1. Consideration of Cepra Proposals

F. EXHIBIT 3: Fountains – *Kyle Roehm, Fountain Kings*

Mr. Beckett and Mr. Bush reviewed the status of the District's fountains.

1. Consideration of Fountain Kings Proposals

G. WALK-ON EXHIBIT A: Field Services – *Michael Bush, Vesta District Services*

Mr. Bush reviewed items on the Field Services Report, discussing the color changes for the permanent lighting, street sign updates, the installed boulders, adding spring hinges to the dog park gate, a speed limit sign that appears to have been hit and reinstalled by someone without the breakaway portion of the pole, fencing around the dog park and basketball court, recent pressure washing. Issues at the Living Coral mailbox area, and removing sand from the sidewalk at Glowing Grove and Suncoast Blend were discussed further.

H. District Counsel – *Lindsay Moczynski, Kilinski Van Wyk PLLC*

Ms. Moczynski reminded the Board to complete the required ethics training by the end of the year. Supervisors discussed a County meeting in August which Commissioner Starkey will be attending, where identified matters pertaining to the District could be presented. She discussed a drafted communication regarding the District's position on Pasco County's plan connect the [Rangeland Blvd extension](#) to District property.

On a MOTION by Supervisor Silverstein, SECONDED by Supervisor Abercrombie, WITH ALL IN FAVOR, the Board approved the communication regarding the Board's position on the Rangeland Blvd connection to District property, in substantial form, and authorized District Counsel to send the finalized version to Pasco County, for The Preserve at South Branch Community Development District.

I. District Manager – *Heath Beckett, Vesta District Services*

1. EXHIBIT 4: Adoption of **Resolution 2026-07, Setting the FY 2027 Meeting Schedule**

111 Mr. Beckett noted the October meeting would be on the second
112 Thursday, instead of the first. Supervisors discussed the meeting start
113 times.

114 On a MOTION by Supervisor Handrick, Jr., SECONDED by Supervisor Howard, WITH ALL IN FAVOR,
115 the Board approved adoption of **Resolution 2026-07, Setting the FY 2027 Meeting Schedule** as
116 presented, for The Preserve at South Branch Community Development District.

117 2. EXHIBIT 5: Establishment of FY 2027 Performance Standards and
118 Measures

119 On a MOTION by Supervisor Howard, SECONDED by Supervisor Abercrombie, WITH ALL IN
120 FAVOR, the Board established the FY 2027 Performance Standards and Measures as presented,
121 for The Preserve at South Branch Community Development District.

122 **FOURTH ORDER OF BUSINESS: FY 2026-2027 BUDGET**

123 A. **Public Hearing on FY 2026-2027 Budget**

124 1. Open Public Hearing

125 On a MOTION by Supervisor Howard, SECONDED by Supervisor Handrick, Jr., WITH ALL IN FAVOR,
126 the Board approved opening the Public Hearing on FY 2026-2027 Budget, for The Preserve at
127 South Branch Community Development District.

128 2. EXHIBIT 6: Presentation of Proposed FY 2026-2027 Budget

129 Mr. Beckett reviewed the presented budget. Mr. Beckett was asked if
130 the narrative needs to be updated to reflect the fountain vendor change.
131 He advised that it can be, but it did not impact the budget specifically.

132 3. Public Comments

133 A comment was made asking for an explanation on the wetland
134 prescribed burn. Supervisors advised this was a requirement for the
135 wetland maintenance.

136 4. Close Public Hearing

137 On a MOTION by Supervisor Howard, SECONDED by Supervisor Abercrombie, WITH ALL IN
138 FAVOR, the Board approved closing the Public Hearing on FY 2026-2027 Budget, for The Preserve
139 at South Branch Community Development District.

140 B. EXHIBIT 7: Adoption of **Resolution 2026-08, Adopting FY 2026-2027 Budget**

141 On a MOTION by Supervisor Howard, SECONDED by Supervisor Handrick, Jr., WITH ALL IN FAVOR,
142 the Board approved adoption of **Resolution 2026-08, Adopting FY 2026-2027 Budget** as
143 presented, for The Preserve at South Branch Community Development District.

C. **Public Hearing on FY 2026-2027 Assessments**

1. Open Public Hearing

On a MOTION by Supervisor Abercrombie, SECONDED by Supervisor Howard, WITH ALL IN FAVOR, the Board approved opening the Public Hearing on FY 2026-2027 Assessments, for The Preserve at South Branch Community Development District.

2. EXHIBIT 8: Presentation of Proposed FY 2026-2027 Assessment Allocations

Mr. Beckett reviewed the proposed increase in assessments for the lots.

3. Public Comments

There being none, the next item followed.

4. Close Public Hearing

On a MOTION by Supervisor Abercrombie, SECONDED by Supervisor Howard, WITH ALL IN FAVOR, the Board approved closing the Public Hearing on FY 2026-2027 Assessments, for The Preserve at South Branch Community Development District.

D. EXHIBIT 9: Adoption of **Resolution 2026-09, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027**

On a MOTION by Supervisor Howard, SECONDED by Supervisor Handrick, Jr., WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-09, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027**, for The Preserve at South Branch Community Development District.

FIFTH ORDER OF BUSINESS:

CONSENT AGENDA

A. EXHIBIT 10: Approval of the Minutes of the Regular Meeting Held July 2, 2026

Supervisor Silverstein queried the stricken agenda item. Ms. Moczynski advised it could be changed to "No action taken" if the Board wished. No changes were made to the Minutes.

B. EXHIBIT 11: Acceptance of the June 2026 Unaudited Financial Report

On a MOTION by Supervisor Howard, SECONDED by Supervisor Handrick, Jr., WITH ALL IN FAVOR, the Board approved Consent Agenda – items A-B as presented, for The Preserve at South Branch Community Development District.

SIXTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS & COMMENTS

Supervisors expressed appreciation for the work being performed by the vendors.

Supervisors expressed an aversion to granting an easement for the active adult community turn lane onto South Branch Blvd due to the impact of increased traffic. Mr.

Whited noted traffic patterns for the proposed demographic would not be as significant as a single-family community, and suggested bring up proposed traffic calming plans for the development at the Pasco County meeting.

A request was made for a report on tripping breakers for the fountains which may indicate the need to split a circuit at additional fountains, similar to the work completed at fountain 7.

Supervisors noted the shift in the location of a fountain, which may need to be reviewed by Fountain Kings.

SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

The Preserve at South Branch Community Development District's next meeting is scheduled for 4:00 p.m. on September 3, 2026 at Springhill Suites Tampa Suncoast Parkway at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

All Supervisors present affirmed their intent to attend the next meeting in person.

Mr. Beckett relayed a message from Supervisor Snyder explaining his absence from the meeting.

NINTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY

TENTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Handrick, Jr., SECONDED by Supervisor Silverstein, WITH ALL IN FAVOR, the Board adjourned the meeting at 5:17 p.m., for The Preserve at South Branch Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed meeting held on September 3, 2026.

Heath Beckett

Heath Beckett, Secretary

Anthony J. Snyder A.A.

Anthony Snyder, Chair