

Board of Supervisors:

Michael Lawson - Chairman
Doug Draper - Vice Chairman
Lori Price - Assistant Secretary
Christie Ray - Assistant Secretary
Brittany Crutchfield - Assistant Secretary

District Staff:

Audette Bruce - District Manager
Brian Quillen - Director of Operations
Angie Lynch – Community Director
Vivek Babbar - District Counsel
Tonja Stewart - District Engineer
Robert Stone - Field Services Manager

Sunrise Community Development District

Regular Meeting Agenda

Friday, January 16, 2026 at 1:00 P.M.

Coastal Engineering, 966 Candlelight Boulevard Brooksville, Florida, 34601.

Teams:

Dial In: +1 312-667-7136

Meeting ID: 228 823 963 834 31

Passcode: aw6G2oq3

Dear Supervisors:

A meeting of the Board of Supervisors of the Sunrise Community Development District is scheduled for **Friday, January 16, 2026, at 1:00 p.m.** at the **Coastal Engineering, 966 Candlelight Boulevard Brooksville, Florida, 34601**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items
 - A. Consideration for Adoption – **Resolution 2026-02**, District Objectives and Goals for FY 2026 [Exhibit 1](#)
 - Objectives and Goals [Exhibit 2](#)
 - B. Consideration for Adoption – **Resolution 2026-03**, Adopting the Final Terms of 2025 Bonds [Exhibit 3](#)
 - Exhibit A - Report of the District Engineer dated October 14, 2025
 - Exhibit B - First Supplemental Special Assessment Methodology Report dated October 21, 2025
4. Consent Agenda
 - A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing Held August 15, 2025 [Exhibit 4](#)
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Special Meeting Held October 3, 2025 [Exhibit 5](#)
 - C. Consideration for Acceptance – The Unaudited July 2025 Financials [Exhibit 6](#)

District Office:

Kai
2502 N. Rocky Point Dr.,
Suite 1000, Tampa, FL 33607

Meeting Location:

Coastal Engineering
966 Candlelight Blvd.
Brooksville, FL 34601

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➤ The Negative Variance for July 2025

[Exhibit 7](#)

D. Consideration for Acceptance – The Unaudited August 2025 Financials

[Exhibit 8](#)

➤ The Negative Variance for August 2025

[Exhibit 9](#)

E. Consideration for Acceptance – The Unaudited September 2025 Financials

[Exhibit 10](#)

➤ The Negative Variance for September 2025

[Exhibit 11](#)

F. Consideration for Acceptance – The Unaudited October 2025 Financials

[Exhibit 12](#)

➤ The Negative Variance for October 2025

[Exhibit 13](#)

5. Staff Reports

A. District Counsel

B. District Engineer

C. Kai Field Staff – Robert Stone

➤ Safety Culture Report – January 2026

[Exhibit 14](#)

D. District Manager

6. Supervisors Requests

7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

8. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Audette Bruce

District Manager

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