

# Suncoast Community Development District

## Board of Supervisors

Matthew Thebeau, Chairperson  
Edmund Latif III, Vice Chairperson  
Tammy Latif, Assistant Secretary  
Melissa Ramacco, Assistant Secretary  
John Vento, Assistant Secretary

## District Staff

Alba Sanchez, District Manager  
Kathryn "KC" Hopkinson, District Counsel  
Phil Chang, District Engineer  
Nancy Hix, District Accountant  
Jason Liggett, Field Inspector  
Crystal Yem, District Admin

## FINAL MEETING AGENDA

Wednesday, December 10, 2025, at 7:00 p.m.

Join Teams Meeting

Meeting ID: 224 264 915 495 6 Passcode: nE9xR2zs

Call-In Number: +1 646-838-1601 Conference ID: 657 343 711#

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*All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.*

- 1. Call to Order/Roll Call**
- 2. Motion to Approve Agenda**
- 3. Audience Comment** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 4. Staff Report**
  - A. District Accountant Report
  - B. Field Inspection Report
  - B. Landscape Report
    1. Consideration of Sod Installment Proposal
    2. Consideration of Raising the Canopies of 7 Oak Trees Proposal
  - C. District Counsel Report
  - D. District Engineer Report
  - E. District Manager Report
- 5. Business Items**
  - A. Consideration of Engagement Letter for Bond Series 2014
  - B. Presentation of Arbitrage Rebate Report for Bond Series 2014
- 6. Business Administration**
  - A. Approval of Minutes of November 12, 2025, Regular Meeting  
*(Under Separate Cover)*
  - B. Consideration of Operation and Maintenance October 2025  
*(Under Separate Cover)*
- 7. Supervisors' Requests or Comments**
- 8. Audience Comments** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 9. Adjournment**

***\*\*The next meeting is scheduled to be held on Wednesday, January 14, 2026, at 7:00 p.m.\*\****