MINUTES OF MEETING
KINGSTON ONE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Kingston One Community Development District was held on Wednesday, August 19, 2026, and called to order at 2:01 p.m., at the Offices of Cameratta Companies located at 21101 Design Parc Lane, Suite 103 Estero, Florida 33928.

Present and constituting a quorum were:

Nicholas Cameratta	Chairperson
Anthony Cameratta	Vice Chairperson
Cheryl A. Smith	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager	
Brian Lamb	VP Developer Services	
Gregory L. Urbancic	District Counsel	*(via phone)*
Frank Savage	District Engineer	*(via phone)*
Ray Blacksmith	Cameratta Companies	
Dominic Cameratta	Cameratta Companies	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Public Hearing on Adopting FY 2027 Proposed Operations Budget**

A. Open Public Hearing on Adopting FY2027 Proposed Operations Budget

> On MOTION by Mr. A. Cameratta seconded by Ms. Smith, with all in favor, Public Hearing on Adopting FY2027 Proposed Operations Budget, was opened. 3-0

B. Staff Presentations

Mr. Radcliff presented the FY 2027 Proposed Operations Budget. No comments.

C. Public Comment

There were no public comments.

D. Close Public Hearing on Adopting FY2027 Proposed Budget

On MOTION by Ms. Smith seconded by Mr. N. Cameratta, with all in favor, Public Hearing on Adopting FY2027 Proposed Operations Budget, was closed. 3-0

E. Consideration of Resolution 2026-12; Adopting the FY2027 Budget

On MOTION by Mr. N. Cameratta seconded by Mr. A. Cameratta, with all in favor, Resolution 2026-12; Adopting the FY2027 Budget, was adopted. 3-0

F. Consideration of Resolution 2026-13; Imposing Special Assessments

On MOTION by Mr. N. Cameratta seconded by Ms. Smith, with all in favor, Resolution 2026-13; Imposing Special Assessments, was adopted. 3-0

FOURTH ORDER OF BUSINESS Proceed to Regular Meeting

Mr. Radcliff requested the Board proceed to regular Meeting.

FIFTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-14; Adopting the FY2027 Regular Board Meeting Schedule

The FY 2027 Meeting Schedule is as follows:

- October 21, 2026
- November 18, 2026
- December 16, 2026
- January 20, 2027
- February 17, 2027
- March 17, 2027
- April 21, 2027
- May 19, 2027
- June 16, 2027
- July 21, 2027
- August 18, 2027
- September 15, 2027

On MOTION by Mr. A. Cameratta seconded by Mr. N. Cameratta, with all in favor, Resolution 2026-14; Adopting the FY2027 Regular Board Meeting Schedule, as detailed above, was adopted. 3-0

B. Consideration of Resolution 2026-15; Adopting Goals, Objectives, Performance Measures & Standards

> On MOTION by Mr. N. Cameratta seconded by Ms. Smith, with all in favor, Resolution 2026-15; Adopting Goals, Objectives, Performance Measures & Standards, was adopted. 3-0

C. Consideration of Resolution 2026-16; Approving the Interlocal Agreement Between Lee County & Kingston One

> On MOTION by Mr. A. Cameratta seconded by Mr. N. Cameratta, with all in favor, Resolution 2026-16; Approving the Interlocal Agreement Between Lee County & Kingston One, was adopted. 3-0

D. Consideration of Alternate Financial Assurance Agreement for Spine Road – Phase 2 Improvements

> On MOTION by Mr. A. Cameratta seconded by Mr. N. Cameratta, with all in favor, Alternate Financial Assurance Agreement for Spine Road-Phase 2 Improvements, was approved. 3-0

E. Consideration of Kingston Tract Plat

> On MOTION by Mr. N. Cameratta seconded by Mr. A. Cameratta, with all in favor, Kingston Tract Plat, was approved. 3-0

SIXTH ORDER OF BUSINESS Consent Agenda

A. Approval of May 20, 2026 Regular Meeting Minutes
B. Acceptance of Financials (April 2026-May 2026)
C. Acceptance of the Check Registers (April 2026-May 2026)
D. Consideration of Operations and Maintenance Report (April 2026-May 2026)

> On MOTION by Mr. A. Cameratta seconded by Mr. N. Cameratta, with all in favor, Consent Agenda, was approved. 3-0

SEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Urbancic, commented on the Ethics Training that needed to be completed by the supervisors by the end of the year.

B. District Engineer

Mr. Savage, commented on the District Engineer Review, that will be completed by October.

C. District Manager

There being no report, the next order of business followed.

EIGHTH ORDER OF BUSINESS Board of Supervisors' Requests/Comments

There being none, the next order of business followed.

NINETH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. N. Cameratta seconded by Ms. Smith, with all in favor, meeting adjourned at 2:12 pm. 3-0

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Bryan Radcliff Nicholas Cameratta
Assistant Secretary Chairperson