MINUTES OF MEETING
CANTERWOOD ACRES
COMMUNITY DEVELOPMENT DISTRICT

The **SPECIAL** Organizational meeting of the Board of Supervisors of Canterwood Acres Community Development District was held on Monday, March 30, 2026 at 12:00 p.m., at The Courtyard Ocala by Marriott located at 3712 SW 38th Avenue, Ocala, FL 34474.

Present and constituting a quorum were:

Tony Tabshe	Chairperson
Dawson Ransome	Vice Chairperson
Eric Davidson	Assistant Secretary

Also present were:

Brian Lamb	VP Developer Services	*(via phone)*
Bryan Radcliff	District Manager	
Vivek Babbar	District Counsel	*(via phone)*
Vanessa Steinerts	Gray-Robinson	

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/Roll Call**

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

A. Overview of Meeting Procedures & Decorum

Mr. Lamb updated all attendees on meeting procedures and decorum.

SECOND ORDER OF BUSINESS **Audience Comments**

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS **Administer Oaths of Office**

Mr. Lamb a Notary Public for the State of Florida, administered the Oaths of Office to

- Eric Davidson, Dawson Ransome and Tony Tabshe

FOURTH ORDER OF BUSINESS **Seat New Board Members**

A. Overview of Forms, Sunshine Amendment, Code of Ethics, Supervisor Responsibilities

Mr. Lamb briefly reviewed Sunshine laws, code of ethics and supervisor responsibilities.

B. Individual Board Member Acceptance or Waiver of Compensation

Mr. Lamb confirmed that Eric Davidson, Dawson Ransome and Tony Tabshe all declined compensation for meeting attendance.

FIFTH ORDER OF BUSINESS Appointment of Officers-Resolution 2026-01

A. Consideration of Resolution 2026-01; Appointment of Officers

The following are the persons elected to the offices:

- Tony Tabshe Chairperson
- Dawson Ransome Vice Chairperson
- Brian Lamb Secretary
- Eric Davidson Treasurer
- Bryan Radcliff Assistant Secretary
- Carla Tabshe Assistant Secretary
- Joe Tabshe Assistant Secretary

> On MOTION by Mr. Davidson seconded by Mr. Ransome, with all in favor, Resolution 2026-01; Appointment of Officers, as detailed above, was adopted. 3-0

SIXTH ORDER OF BUSINESS Appointment of Consultants

A. Consideration of Resolution 2026-02; Appointment of District Manager

> On MOTION by Mr. Ransome seconded by Mr. Tabshe, with Mr. Ransome and Mr. Tabshe voting aye and Mr. Davidson abstaining, Resolution 2026-02; Appointment of District Manager, Inframark LLC, was adopted. 2-1

B. Consideration of Resolution 2026-03; Designation of Registered Agent/Office

> On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, Resolution 2026-03; Designation of Registered Agent/Office, Brian Lamb (Inframark) located at 2005 Pan Am Circle, Suite 300 Tampa, FL 33607, was adopted. 3-0

C. Consideration of Resolution 2026-04; Appointment of District General Counsel

> On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, Resolution 2026-04; Appointment of District General Counsel, *Straley Robin Veriker*, was adopted. 3-0

D. Appointment of Interim District Engineer

i. Authorize RFQ for District Engineer

On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, to appoint *Radcliffe Engineering* as the interim District Engineer and authorize District Management to begin the RFQ process for District Engineer, was approved. 3-0

E. Appointment of Bond Counsel – Gray-Robinson

On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, Appointment of Bond Counsel – *Gray-Robinson*, was approved. 3-0

F. Appointment of Investment Banker – FMS Bonds

On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, Appointment of Investment Banker – *FMS* Bonds, was approved. 3-0

G. Appointment of Trustee

On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, Appointment of *US Bank* as Trustee, was approved. 3-0

SEVENTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-05; Authorizing Notice of Establishment
B. Consideration of Resolution 2026-06; Policy of Compensation for Board Members
C. Consideration of Resolution 2026-07; Policy of Reimbursement of District Travel Expenses
D. Consideration of Resolution 2026-08; Designation of Primary Administrative Office & Local Records Office
E. Consideration of Resolution 2026-09; District Records Retention Schedule
F. Consideration of Resolution 2026-10; Fiscal Year 2026 Regular Meeting Schedules & Location
G. Consideration of Resolution 2026-11; Landowners' Meeting Date, Time & Location
H. Consideration of Resolution 2026-12; Proposed FY2026 Annual Budget & Set Public Hearing
I. Consideration of Resolution 2026-13; Set Public Hearing for Uniform Method of Collections
J. Consideration of Resolution 2026-14; PH Rules of Procedure & Setting Public Hearing
K. Consideration of Resolution 2026-15; Policy for Support & Legal Defense for Board & Staff
L. Consideration of Resolution 2026-16; Adoption of Prompt Payment Policies
M. Authorization to Obtain General Liability & Public Officers Insurance
N. Consideration of Resolution 2026-17; Designation of a Qualified Public Depository
O. Consideration of Resolution 2026-18; Authorization of Signatories
P. Consideration of Resolution 2026-19; Authorization to Disburse Funds for Expenses
Q. Consideration of Resolution 2026-20; Adoption of Investment Policy

R. Consideration of Resolution 2026-21; Approval of Florida Statewide Mutual Aid Agreement
S. Consideration of Resolution 2026-22; Provisions for Public Comments
T. Appointment of Audit Committee & Set Committee Meeting Date
U. Approval of School-Status Website Proposal
V. Consideration of Resolution 2026-26; Authorization of Chairman to Accept or Execute Certain Documents

> On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, items A through V with Resolutions 2026-05 through 26, in substantial form, were approved/adopted. 3-0

EIGHTH ORDER OF BUSINESS **Preliminary Report Presentations & Items Related to Finance & Bond Issuance**

A. Consideration of Master Report of Engineer

> On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, Master Engineers' Report, in substantial form, was approved. 3-0

B. Consideration of Master Assessment Methodology Report

> On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, Master Assessment Methodology Report, in substantial form, was approved. 3-0

C. Consideration of Resolution 2026-23; Declaration of Assessments

> On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, Resolution 2026-23; Declaration of Assessments, in substantial form, was adopted. 3-0

D. Consideration of Resolution 2026-24; Setting the Master Assessment Hearing

> On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, Resolution 2026-24; Setting the Master Assessment Hearing for Thursday, June 11, 2026 at 12:00 p.m., at the Courtyard Ocala by Marriott located at 3712 SW 38th Avenue, Ocala, FL 34474, was adopted. 3-0

E. Consideration of Resolution 2026-25; Authorizing Issuance of Bonds/Filing of Validation Complaint
i. Master Trust Indenture

> On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, Resolutions 2026-25; Authorizing Issuance of Bonds/Filing of Validation Complaint, in substantial form, was adopted. 3-0

F. Other Matters Relating to Finance

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS **Administrative Matters**

A. Request for Working Capital

Mr. Lamb advised the Board, that the District will secure working capital to ensure timely payment of incoming invoices/operational obligations.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

> On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, to authorize Tony Tabshe to approve a Developer Acquisition Agreement, in substantial form, outside a meeting, was approved. 3-0

B. District Engineer

C. District Manager

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

ELEVENTH ORDER OF BUSINESS **Supervisors' Requests**

There being none, the next order of business followed.

TWELVTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, meeting adjourned at 12:23 p.m. 3-0

Bryan Radcliff/Brian Lamb	Tony Tabshe
District Manager	Chairperson