

MINUTES OF MEETING
PARKSIDE TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Parkside Trails Community Development District was held on Wednesday, October 22, 2025, at 2:00 p.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Aaron Struckmeyer	Chairman
Mary Burns	Vice Chairperson
Bernard Sullivan	Assistant Secretary
Dan Edwards	Assistant Secretary

Also present were:

George Flint	District Manager
Ryan Dugan <i>by phone</i>	District Counsel
John Prowell <i>by phone</i>	District Engineer
Ashley Hilyard	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 2:00 p.m. and took roll call. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint opened up the meeting for public comments. There being no comments, the next item followed

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 27, 2025, Board of Supervisors Meeting and Acceptance of the August 27, 2025, Audit Committee Meeting

Mr. Flint presented the minutes from the August 27, 2025, Board of Supervisors meeting and the August 27, 2025, Audit Committee meeting. He asked for any comment, corrections, or changes to the minutes. The Board had no changes to the minutes.

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On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, the Minutes from the August 27, 2025, Board of Supervisors Meeting and Accepting the August 27, 2025 Audit Committee Meeting Minutes, were approved.

FOURTH ORDER OF BUSINESS**Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025**

Mr. Flint reviewed the annual audit engagement with Grau & Associates for the FY25 audit. He noted that Grau & Associates had already been selected as the District's independent Auditor, and the engagement covered the Audit for the fiscal year that ended on September 30th, 2025. The not to exceed amount was \$2,800.

On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025, was approved.

FIFTH ORDER OF BUSINESS**Ratification of Acquisition of Phase 1 Storm and Roadway and Reclaimed Improvements**

Mr. Dugan explained that the District had already gone through the acquisition process under the terms of the acquisition agreement. He added that the improvements totaled about \$7.8 million. He said they had worked with Mr. Prowell and the developer to obtain the required certifications and confirm that everything was ready for acquisition.

On MOTION by Mr. Sullivan, seconded by Mr. Struckmeyer, with all in favor, the Acquisition of Phase 1 Storm and Roadway and Reclaimed Improvements, was ratified.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Dugan had nothing to report.

B. Engineer

Mr. Prowell had nothing to report.

C. District Manager's Report**i. Balance Sheet and Income Statement**

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Mr. Flint presented the unaudited financials through the end of September. No action is required.

ii. Ratification of Funding Request #13

Mr. Flint stated funding request #13 was transmitted to the developer under the Developer Funding Agreement.

On MOTION by Mr. Sullivan, seconded by Ms. Burns, with all in favor, Funding Request #13, was ratified.

D. Field Manager's Report

Ms. Hilyard stated that they had started work on the dry ponds. Landscaping continued with the new vendor, Gilbert, who had already shifted to the winter schedule and was now servicing the community every other week. They were scheduled to return on their next regular visit.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Edwards, seconded by Mr. Sullivan, with all in favor, the meeting was adjourned.

DocuSigned by:

George Flint

Secretary/Assistant Secretary

DocuSigned by:

Arnon Struckmeyer

Chairman/Vice Chairman