

**MINUTES OF MEETING  
FIRELIGHT COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Firelight Community Development District held a Special Meeting on June 16, 2025 at 11:00 a.m., at 4161 Tamiami Trail, Building 5, Unit 501, Port Charlotte, Florida 33952.

**Present:**

John Leinaweaver  
Jennings L. DePriest  
Kris Watts  
Sandy Foster

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Daniel Rom  
Kristen Thomas (via telephone)  
Johnathan Johnson (via telephone)  
Kendall Bulliet (via telephone)  
John McKay (via telephone)  
Misty Taylor (via telephone)

District Manager  
Wrathell, Hunt and Associates, LLC (WHA)  
District Counsel  
MBS Capital Markets, LLC  
Developer Consultant  
Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 11:00 a.m. Supervisors Leinaweaver, DePriest, Foster and Watts were present. Supervisor-Appointee Truxton was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisor David Truxton - Seat 3 (the following to be provided in a separate package)**

This item was deferred.

- **Administration of Oath of Office (the following to be also provided in a separate package)**
  - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form1**
  - B. Membership, Obligation and Responsibilities**

- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

**FIFTH ORDER OF BUSINESS****Presentation of Final First Supplemental Special Assessment Methodology Report**

Mr. Rom presented the Final First Supplemental Special Assessment Methodology Report. This Methodology Report contains the final bond financing numbers. He reviewed Tables 1 through 6C, which reflect the Development Plan, Series 2025 Project Total Project Costs of \$38,400,000, Series 2025A Bonds: Final Sources and Uses of Funds totaling \$8,827,399.90; Series 2025B Bonds: Preliminary Sources and Uses of Funds totaling \$7,642,250.00; Benefit Allocation; Project Cost Allocation for the Series 2025A and Series 2025B Bonds; Series 2025A Bond Assessments Apportionment; Series 2025B Bond Assessments Apportionment; and Series 2025A and Series 2025B Combined Bond Assessment Apportionment - North Phase.

**On MOTION by Mr. Leinaweaver and seconded by Mr. DePriest, with all in favor, the Final First Supplemental Special Assessment Methodology Report, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-07, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing The Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date**

Mr. Rom presented Resolution 2025-07. Mr. Johnson stated this Resolution was signed in conjunction with the pre-closing and is being held in Escrow pending adoption by the Board.

On MOTION by Mr. Leinaweaver and seconded by Ms. Foster, with all in favor, Resolution 2025-07, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing The Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.

**SEVENTH ORDER OF BUSINESS****Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Atwell, LLC

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **UPCOMING MEETINGS**

- **July 24, 2025 at 11:00 AM**

- **August 28, 2025 at 11:30 AM [Adoption of FY2026 Budget]**

- **September 25, 2025 at 11:00 AM**

The July 24, 2025 meeting will likely be canceled.

The August 28, 2025 meeting will be at 1:30 p.m., not at 11:00 a.m. or 11:30 a.m.

**EIGHTH ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**NINTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**TENTH ORDER OF BUSINESS****Adjournment**

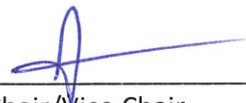
On MOTION by Ms. Foster and seconded by Ms. Watts, with all in favor, the meeting adjourned at 11:07 a.m.



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Secretary/Assistant Secretary

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Chair/Vice Chair  
John Lemawana, Chair