

**MINUTES OF MEETING  
FIRELIGHT COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Firelight Community Development District held a Public Hearing and Regular Meeting on August 28, 2025 at 1:30 p.m., at 4161 Tamiami Trail, Building 5, Unit 501, Port Charlotte, Florida 33952.

**Present:**

John Leinaweaver	Chair
Jennings L. DePriest (via telephone)	Vice Chair
Kris Watts	Assistant Secretary
Sandy Foster	Assistant Secretary
David Truxton	Assistant Secretary

**Also present:**

Daniel Rom	District Manager
Raymond Passaro	Wrathell, Hunt and Associates, LLC (WHA)
Kyle Magee	District Counsel
John McKay (via telephone)	Developer Consultant

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 1:30 p.m. The Oath of Office was administered to David Truxton before the meeting. Supervisors Watts, Foster, Leinaweaver and Truxton were present. Supervisor DePriest attended via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Appointed Supervisor David Truxton - Seat 3 (the following to be provided under separate cover)**

This item was addressed during the First Order of Business. Mr. Truxton is familiar with the following:

**A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**

- B. Membership, Obligations 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**

Mr. Truxton will not need to file a Form 1 and will not have to complete the four hours of ethics training for calendar year 2025.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-08, Electing and Removing Certain Officers of the District and Providing for an Effective Date**

Mr. Rom presented Resolution 2202-08. Mr. Leinaweaver nominated the following:

John Leinaweaver	Chair
David Truxton	Vice Chair
Kris Watts	Assistant Secretary
Sandy Foster	Assistant Secretary
Jennings DePriest	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Priscilla Heim	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

**On MOTION by Ms. Watts and seconded by Ms. Foster, with all in favor, Resolution 2025-08, Electing, as nominated, and Removing Certain Officers of the District and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Ancillary Agreements**

- A. Acquisition Agreement [Series 2025 Project]**

- B. Collateral Assignment and Assumption of Development Rights
- C. Completion Agreement [Series 2025]
- D. Declaration of Consent
- E. True-Up Agreement

These items were previously considered and executed when the bonds were issued.

**SIXTH ORDER OF BUSINESS**

**Consideration of Work Product Acquisition Package (to be provided under separate cover)**

Mr. Magee stated that he, Mr. Rom and Mr. Rebol reviewed the Acquisition Package necessary to utilize bond funds to reimburse the Developer for about \$1,300,000 of work product associated with the Series 2025 Project. He requested approval in substantial form, as obtaining affidavits from each vendor confirming that the District can rely on the work product are pending. It was noted that the Board approved a requisition process at a prior meeting.

**On MOTION by Mr. Leinaweaver and seconded by Ms. Foster, with all in favor, the Work Product Acquisition Package, in substantial form, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Utilities Credit Agreement (to be provided under separate cover)**

Mr. Rom stated the District executed the Charlotte County Utilities Service Agreement, behind the Twelfth Order of Business, to submit with the 50% deposit to Charlotte County Utilities to provide potable water and sewer services. Since fees are reimbursed when the connection occurs, the District will receive a credit for the water/sewer connection fee and meter fees. A fully executed Agreement will be presented for ratification at a future meeting.

Mr. Truxton stated the Agreement is with the County to supply the utilities; a follow-up Agreement for repayment of the connection fees was presented.

**On MOTION by Mr. Leinaweaver and seconded by Ms. Foster, with all in favor, the Charlotte County Utilities Credit Agreement, was approved.**

**On MOTION by Ms. Foster and seconded by Ms. Watts, with all in favor, the Utility Connection Fee Agreement, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Rom presented Resolution 2025-09. This is the unchanged version of the proposed Fiscal Year 2026 budget which was presented in a prior meeting. The General Fund budget is Developer-funded, with expenses funded as they are incurred and includes the Field Operations budget. The Debt Service Fund portion of the budget is off-roll.

In response to a question, it was noted that the Landowner will be direct billed for the debt service portion of the budget in three installments.

Mr. Truxton stated that utility work is underway; expects the roads to be completed by the end of Fiscal Year 2026 or beginning Fiscal Year 2027 and work to commence Phase 2A in October or November, subject to obtaining approvals. The plan is to be able to assign debt on the individual lots next calendar year to then for it to be collected on roll.

In response to a question, Mr. Truxton stated the Firelight East and Firelight CDDs will likely remain separate. A Cost Share Agreement with the Master Developer is being prepared for the roundabout. Regarding platting, the hope is to run the Phases 1A, 1B, 2A and 2C projects concurrently in June 2026, so the lots are subdivided and placed on roll concurrently.

**On MOTION by Mr. Truxton and seconded by Mr. Leinaweaver, with all in favor, the Public Hearing was opened.**

No affected property owners or members of the public spoke.

**On MOTION by Mr. Leinaweaver and seconded by Ms. Foster, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Truxton and seconded by Ms. Foster, with all in favor, Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Budget Funding Agreement FY 2026**

**On MOTION by Mr. Leinaweaver and seconded by Ms. Watts, with all in favor, the Budget Funding Agreement for Fiscal Year 2026, was approved.**

**TENTH ORDER OF BUSINESS**

**Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates**

Mr. Rom presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

**A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

**On MOTION by Ms. Watts and seconded by Mr. Leinaweaver, with all in favor, Resolution 2025-10, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Rom presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, which is the same as in Fiscal Year 2025.

**On MOTION by Mr. Leinaweaver and seconded by Ms. Foster, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards & Annual Reporting Form, was approved.**

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Rom asked for approval for the Chair to approve the findings related to the 2025 Goals and Objectives Reporting in final form, in case the posting deadline is in between CDD meetings; if so, the Report will be presented for ratification at a future meeting.

**On MOTION by Mr. Leinaweaver and seconded by Mr. Truxton, with all in favor, authorizing the Chair to approve and sign off on the findings related to the 2025 Goals and Objectives Reporting, was approved.**

**TWELFTH ORDER OF BUSINESS**

**Ratification of Charlotte County Utilities Service Agreement**

This item was addressed during the Seventh Order of Business.

**THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2025**

**On MOTION by Mr. Leinaweaver and seconded by Ms. Watts, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.**

**FOURTEENTH ORDER OF BUSINESS**

**Approval of June 16, 2025 Special Meeting Minutes**

**On MOTION by Ms. Watts and seconded by Ms. Foster, with all in favor, the June 16, 2025 Special Meeting Minutes, as presented, were approved.**

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

- **Discussion/Consideration: TLC Land Companies, LLC Agreement for Consultant Services**

**This item was an addition to the agenda.**

Mr. Magee distributed and presented the TLC Land Companies, LLC Agreement for Consultant Services, which is similar in form to the Agreement used by TLC in other Districts. It was noted that all contract agreements have been transferred to the CDD; therefore, those expenses will be paid via the CDD.

**On MOTION by Ms. Watts and seconded by Ms. Foster, with all in favor, the TLC Land Companies, LLC Agreement for Consultant Services, was approved.**

▪ **Discussion/Consideration: Charlotte County Off-Site Utilities Agreement**

**This item was an addition to the agenda.**

Mr. Truxton distributed and presented the Charlotte County Off-Site Utilities Agreement related to the upsize of the force main running through the CDD, which is already included in the CDD’s plans and is being paid for by the County. Mr. Magee has reviewed the Agreement.

**On MOTION by Mr. Leinaweaver and seconded by Ms. Watts, with all in favor, the Charlotte County Off-Site Utilities Agreement and authorizing the Chair to execute, was approved.**

Mr. Truxton stated that a process for the Cost Share Agreement for the roundabout will need to be prepared for each respective CDD.

**B. District Engineer: Atwell, LLC**

There was no report.

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

- **0 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: September 25, 2025 at 11:00 AM**
  - **QUORUM CHECK**

Unless cancelled, the September 25, 2025 meeting will be at 1:30 p.m., not 11:00 a.m.,.

**SIXTEENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**SEVENTEENTH ORDER OF BUSINESS**

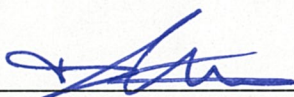
**Public Comments**

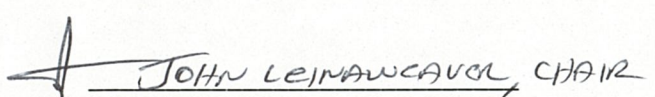
No members of the public spoke.

**EIGHTEENTH TENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Watts and seconded by Mr. Leinaweaver, with all in favor, the meeting adjourned at 2:03 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair