

MINUTES OF MEETING
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, April 21, 2025, at 10:00 a.m. at the Oasis Club at Champions Gate at 1520 Oasis Club Blvd., Champions Gate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Steve Greene	Assistant Secretary
Josmin Martinez	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Dave Reid <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Next is the public comment period, there is only Board members and staff here.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
February 17, 2025 Meeting**

Mr. Flint: Item four is approval of your February 17, 2025 minutes. Were there any comments or corrections on the minutes? Anybody have any comments?

Mr. Greene: On page 3 of the minutes, it states that I made some comments to the discussion and I do not recall my input on that matter. It may have been misheard.

Mr. Bonin: Joe is Duke's light guy. This conversation happened because we had lights that were getting fixed, and I was instructed to find Gerald. I sent Gerald an email.

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Mr. Flint: So it should have been Rob as the speaker instead?

Mr. Bonin: Yes, I believe it was me.

Mr. Flint: We have a motion and a second with the correction of referring to Rob on page 3 instead of Steve. Any other comments?

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Minutes of the February 17, 2025 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Easement with Tohopekaliga Water Authority

Ms. Trucco: Good morning. This easement was forwarded to me by the developer team, stating Toho is requiring an additional easement in Phase 2. Usually this is handled through the plat, but it is my understanding that this is now a requirement for phase 2. This will allow Toho to eventually have access to the CDD's properties for the purposes of installing, maintaining, operating, repairing, refiguring, or reconstructing the water and waste utilities and the associated facilities. To the extent of what Toho is requiring the CDD to sign off is low and they are looking for a motion to approve. Right now, the property is still owned by the developer, which is AGEHC2, LLC. I am bringing this back because it was sent to me for review, and will say for about 3, there is a responsibility on Toho to restore the property to its original condition as soon as it is commercially reasonable and there is also condensed fees for restoration. If the CDD has to pursue Toho, through an attorney or something like that, we have the right to request reimbursement for those expenses.

Mr. Bonin: What is the legal description of the easement that they are looking for?

Mr. Morgan: The entire Phase 2.

Mr. Bonin: I am trying to be clear about what that actually is. Is it not over the lines? Is it a blockage easement or just a right-of-way. What is the legal description?

Ms. Trucco: Ideally, it would just be the property where the wastewater and water utilities are located.

Mr. Bonin: So, all their infrastructure is in the right-of-way and at max, the additional 10-foot plat?

Ms. Trucco: Yes.

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Mr. Bonin: They are asking for an area that is over and above that space. They are asking too much. I am asking, what is the legal boundaries of what they are asking for?

Ms. Trucco: I need to go back to the developer team to answer that question because I am not sure.

Mr. Bonin: I do not remember seeing this, so I do not know what they are asking for. Let's pause this until you confirm that Toho is sure. Toho asks more than what is necessary and if no one is paying attention, we could end up signing off on areas they no business having an easement to. I just want to make sure that the areas that they are describing are where the easement is.

Mr. Flint: Rob, would you be okay with the Board approving it, subjecting it to your consent?

Mr. Bonin: Yes.

Mr. Morgan: I think the plat outlines where they are having these easements.

Mr. Bonin: Yes, but we know that they have gotten aggressive with additional easements, and this is a redundant document because the plat gives them everything they may need, but their attorney has convinced them that it is not enough and they want another easement. That is what is going on here.

Mr. Flint: We do not have legal authority to give plats away anyway.

Mr. Bonin: I want to make sure the boundaries they are asking for does not exceed the hold.

Ms. Trucco: Phase 2 has not been conveyed to the CDD yet, so as of right now, the developer would be signing as the guarantor.

Mr. Bonin: So, they are asking to sign now because you cannot.

Ms. Trucco: Yes. Currently, there are no parcel IDS in the exhibit, and this is something I think we do need to follow up with your team or Toho to find out where the utilities are located. Are there parcels?

Mr. Bonin: It is part of the legal description that they are using or expecting. That is it.

Ms. Trucco: Okay, so do we have a motion, subject to staff to make any changes that are necessary?

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Easement with Tohopekaliga Water Authority, was approved subject to staff making necessary changes.
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FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Kristen.

Ms. Trucco: No updates from me.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Flint: Dave, anything?

Mr. Reid: Yes, I am still waiting on South Florida bondage and the new problem is South Florida is now requiring confirmation from the CDD and the city of Kissimmee. Kristen, is there anyone at the CDD who you have dealt with that would understand the permitting issue?

Ms. Trucco: The lawyer there or the City Attorney.

Mr. Flint: This is the assignment of the ERP to the District as the operating entity and they are requiring the city to also be a part of that because they own Golden Knight?

Mr. Morgan: I know the director for the stormwater for the city, as well as the Assistant Director, and that is someone who we probably need to be talking to, if they are going to be cosigning the ERP for the stormwater system.

Mr. Reid: Who is that?

Mr. Morgan: I cannot recall their name, but I have seen him out there a few times.

Mr. Reid: So that is their drainage engineer?

Mr. Morgan: Yes.

Mr. Flint: Can you email me?

Mr. Morgan: Yes, when I get back to the computer, I can send you and Mr. Reid the information.

Mr. Reid: That is all I have.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from February 4th through March 3rd for \$87,687.89. Are there any questions?

Mr. Morgan: Make a motion to approve.

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On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through February 28th. There is no action required. If you have questions, we can discuss those.

D. Field Manager's Report

Mr. Scheerer: Just a couple of things. We are going into budget season, and the next meeting will have the budget included. I started getting requests from my office to verify the reclaim meters that have been installed in Phase 2, and in doing so, I noticed a couple of them were installed off tracts. These are recreationally open tracts. I talked to Michelle, Carly, and Mary and they told me that all 5 of the open-spaced tracts are intended to go to the CDD and not to the HOA, as for the plat. I just wanted to get some sort of verification on that because the budget that we have for Phase 2, does not contemplate those two locations. I have already spoken with Frank to get them going to provide updated numbers. This will allow us to get the FY26 budget together and make sure that it is accurate.

Mr. Morgan: And we are certain these are irrigated tracts?

Mr. Sheerer: They are. I have checked three of them so far. If you look at the map, back in 2023, Dave did the ownership maps for us, and everything on the tracts map were not included, but they have made their way to the CDD. The intent is the HOA will only own the Amenity and the pool and all of the open spaces will go to the CDD. We are already starting to work numbers on it with the landscaper for the budget and we will put together some modest irrigation numbers because it is not heavily a landscape. I know the new pergolas that are being installed, it is all under the HOA. That means Kristen will probably have to do some work conveying those tracts.

Ms. Trucco: Is that Phase 2?

Mr. Sheerer: Yes ma'am, it is all Phase 2. I have authorized the transfers for the meters that are in CDD tracts, based on the plats.

Mr. Morgan: Did we look at the plat? Is it CDD?

Mr. Sheerer: The Phase 2 tracts are with the HOA, but staff is telling me it should be CDD.

Mr. Morgan: I do not know how that slipped through, because Michelle has to sign off on that.

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Mr. Sheerer: Yes, I went back and looked through emails from 2023 because Dave sent the corrections that needed to be sent on the map and Dave made the corrections. One of them was a side-tract, which is basically a sidewalk between the homes. Michelle says that is HOA, but it is in the name of the CDD, when all the other tracts are under the HOA. The meters I am getting now for all the tracts, are in the name of the CDD and were established in the name of the CDD. I just want to make sure before we start the transfer and start paying them, that is the intent, and we can move on from there.

Mr. Morgan: So, it will have to be at another meeting?

Mr. Sheerer: Yes.

Mr. Flint: There is nothing you have to do. We will bring it back next month and will include those costs and Kristen can prepare the deed or deeds.

Mr. Sheerer: I just want the Board to know what is going on.

Mr. Morgan: So, the CDD will be able to handle the costs of the meters?

Mr. Flint: We do not have it included in this year's budget; we will have to add it to next year.

Mr. Sheerer: We will have to add it to next year to see how it impacts the budget in 2026.

Mr. Flint: We will have to cash flow this.

Mr. Morgan: Do we anticipate a pretty big impact on those tracts?

Mr. Sheerer: Yes, they are large and open-spaced.

Mr. Morgan: And they are irrigated?

Mr. Sheerer: They are not all irrigated, but there are some areas that the landscaper told me that Lennar switched to St. Augustine to make them irrigated. I am working with Frank to get a better handle on that now. They are still under construction with about 30 to 60-days away from completion.

Mr. Flint: I am assuming the pergolas were in the HOA's name.

Mr. Sheerer: Yes.

Mr. Morgan: Alright, thank you.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

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There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

On MOTION by Mr. Morgan, seconded by Mr. Greene, with all in favor, the meeting was adjourned.

DocuSigned by:

George Flint

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Secretary/Assistant Secretary

DocuSigned by:

Adam Morgan

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Chairman/Vice Chairman