

MINUTES OF MEETING
KNIGHTSBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, January 19, 2026, at 10:30 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
Michelle Dudley	Assistant Secretary
Josmin Martinez <i>by phone</i>	Appointed as Assistant Secretary
Logan Lantrip <i>by phone</i>	Appointed as Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: Are there any public comments at this time? There doesn't appear to be any.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the
August 18, 2025 Meeting**

Mr. Flint: We have approval of the minutes from the August 18, 2025 meeting. Did the Board have any comments or corrections to those?

Mr. Morgan: No changes. I'll make a motion to approve.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the August 18, 2025 Meeting, were approved, as presented.

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FOURTH ORDER OF BUSINESS

Ratification Items

A. Agreement with AMTEC for Arbitrage Rebate Calculation Services for the Series 2024 Bonds

Mr. Flint: We have some ratification items. The first one is the agreement with AMTEC for arbitrage rebate calculation services.

Mr. Morgan: I make a motion to ratify the agreement.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Agreement with AMTEC for Arbitrage Rebate Calculation Services for the Series 2024 Bonds, was ratified.

B. Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for the Fiscal Year 2025

Mr. Flint: Next is the ratification of the agreement with DiBartolomeo, McBee, Hartley & Barnes for the annual independent audit for Fiscal Year 2025.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Agreement with DiBartolomeo, McBee, Hartley & Barnes, P.A. to Provide Auditing Services for the Fiscal Year 2025, was ratified.

C. Series 2024 Requisitions #10 - #15

Mr. Flint: Next you have requisitions #10 through #15 for the Series 2024 bonds.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Series 2024 Requisitions #10 - #15, were ratified.

D. Osceola County Property Appraiser Data Sharing and Usage Agreement

Mr. Flint: You have the Data Sharing and Usage Agreement with the Property Appraiser.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Osceola County Property Appraiser Data Sharing and Usage Agreement, was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, attorney?

Ms. Trucco: Since the last Board meeting, I have been asked to assist the developer in revisiting the location of an existing easement and moving it from private residential lots to future

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CDD property. We haven't met for a while, so I would like to request a motion to authorize me to work on that with the developer from the Board.

Mr. Bonin: I make a motion to approve that request from Counsel.

On MOTION by Mr. Bonin, seconded by Ms. Dudley, with all in favor, Authorizing Counsel to Work on Easement, was approved.

Ms. Trucco: I'll provide an update at the next Board meeting on that.

Mr. Bonin: This is that easement that came with the property we bought?

Mr. Morgan: Yes.

Mr. Bonin: It gave access to the mitigation bank.

Mr. Morgan: Yes.

Mr. Bonin: That property just does a straight east to west across the backs of some of the home sites that those northerly home sites in Knightsbridge 2A. So, we originally were trying to come up with an access through the park in that northeast corner. This is the pond that we're currently going to provide them access because they wouldn't release the old easement until the new easement was sufficiently good. That little northeast pond was the quickest access to get back there, but they didn't like it. So, you would access it from the road, drive around here, and then get back to here and get back to their conservation easement.

Ms. Dudley: Is this suggested by the ESA? Is that the route?

Mr. Bonin: Yeah. The current one is right here.

Mr. Bonin: We had proposed to go here, but they turned that down. So now we're going here. You're following the top of the pond to get there, and it makes the most sense because when you get into the woods, you can access it. Their location, this is the ridiculous part; they had never been using their own easement. They had been coming in through the north. Then once they realized they were being asked to abandon it, now all of a sudden they wanted us to cut through the whole area. We said we're not doing that, so we're having to do this, but we need to provide them this one and then abandon the other one. Now we've closed on homes that have that easement on it. So, we may try and have maybe some success with getting these homeowners to sign off. But as long as we abandon where we own the property on each end, it basically cuts off. It makes their easements, if they still retain on their property, it makes it move because you couldn't access it anyways because we cut it off on either end on property we own.

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Ms. Trucco: But I think we'll offer to the residents to sign a release.

Mr. Bonin: Yeah, it's not the end of the world. We'll cut it off on the other side. There's going to be probably eight homeowners that would have to do this.

Ms. Trucco: Right.

Mr. Bonin: Whatever is the next step in doing this is what we need to be doing.

Mr. Flint: Okay. Anything else, Kristen?

Ms. Trucco: No, that's it for me. Thank you.

B. Engineer

- i. Discussion of Pending Plat Conveyances**
- ii. Status of Permit Transfers**
- iii. Status of Construction Funds & Requisitions**

Mr. Flint: There is no Engineer's report today.

C. District Manager's Report

- i. Approval of Check Registers**
 - 1. August 5, 2025 – September 1, 2025**
 - 2. September 2, 2025 – November 7, 2025**
 - 3. November 8, 2025 – December 1, 2025**
 - 4. December 2, 2025 – January 5, 2026**

Mr. Flint: You have four check registers from August 5, 2025 through January 5, 2026.

Are there any questions on those?

Mr. Morgan: No questions from me. I make a motion to approve all of those.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials in your agenda for review. No action is required.

D. Field Manager's Report

Mr. Flint: Field Manager's report, Alan.

Mr. Scheerer: Just a couple things, everything is going pretty well. As you know, we do have the boulders that are in some of the island tips on Golden Knight Boulevard. Three weeks ago, about four of them were relocated to between the two islands as you're exiting the school, as

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you're heading down Golden Knight Boulevard. We don't know who did it, why they did it, but Kirkland came out and replaced them where they're supposed to go.

Mr. Bonin: I've told Kirkland, if I can move those boulders just with my hands, they're too light. I said I'm paying you big money for these boulders. I told them I wanted heavier boulders.

Mr. Scheerer: Right.

Mr. Bonin: This is ridiculous. If one person can just move them, they're not good enough.

Mr. Scheerer: They think it was maybe the school resource officer, but we don't have any confirmation of that.

Mr. Bonin: Is his camera still there?

Mr. Scheerer: No.

Mr. Bonin: He took that down.

Mr. Scheerer: That camera is down more towards the traffic circle, I believe.

Ms. Dudley: That's where the boulders were.

Mr. Scheerer: No, there are boulders all the way down.

Mr. Morgan: All the way down to the school.

Mr. Scheerer: As you're coming in off of Poinciana Boulevard, you've got the first entrance to the right to the school, and as you go further in, you have the exit, and they make you turn right and turn around. That's the area where the cones are in the median is the area where the boulders were relocated.

Mr. Bonin: Has he objected to adding bigger boulders?

Mr. Scheerer: I have not had a conversation with him about the size of the boulders, but I will.

Mr. Bonin: The whole idea was he was the one complaining about his landscape. I'm like, here's an idea to help your landscaping, but you've got to put heavier boulders to make them be worth it. If he needs to do another half dozen of them in key spots, getting bigger, heavier boulders, then I think he should.

Mr. Scheerer: Got it. I didn't realize it was an issue, but I will talk to Mark about it. The bigger thing that we've got going on are street lights. There was a lease that wasn't transferred. It was finally transferred. We got it all set up in the CDD's name, and there were 20 or 30 lights out on Golden Knight starting at Poinciana Boulevard. All that information was sent over to Duke Energy. Duke Energy said, we'll take care of it can you get me the light poles. I went out and I

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wrote down every street light pole that was out. We gave it to Duke, as a person by the name of Taylor Waters. I'm not familiar with Taylor, but they're with the Engineering design assistant for outdoor lighting programs and they said they'd be taken care of within three to five business days. I waited most of last week and I was there this morning about 6:15 a.m. Those same lights are still out. I went ahead and got online, they show that they've been repaired, and I re-reported them online this morning as not being repaired. So, we're working on that right now.

Mr. Flint: This has been going on for a long time.

Mr. Scheerer: It has been several months now.

Mr. Bonin: What's the name of that boulevard?

Mr. Scheerer: Golden Knight Boulevard. Then one other thing I noticed when I was out there is I had some solar lighting out in Phase Two. Well, when I went on the Duke Energy website, they have no lights indicated in Phase Two whatsoever. And as you know, each street light pole has an asset I.D. number on it. It's a digital number, and none of those have those on them as well. I spoke to DJ; he was going to talk to Gerald Brooks. I actually emailed them both this morning and asked what we need to do because there are solar powered lights that are in there that are out. When you come into the community at the traffic circle, Golden Knight doesn't end there, it continues into Phase Two. Some of those lights are on Golden Knight, but those are Phase Two solar power lights.

Ms. Dudley: So, they don't have numbers on the light poles?

Mr. Scheerer: No, ma'am.

Ms. Dudley: Is that why we couldn't find the account when we were going back and forth about that?

Mr. Scheerer: No, because those lights were already in the name of the CDD. The ones that were not was that first section of Poinciana Boulevard. They all have asset I.D. numbers. Every light pole from Poinciana Boulevard to the traffic circle in to Phase One. Any of them that are not solar all have asset I.D. numbers on them. The ones that don't are the solar ones. So, I know DJ was going to try to get with Gerald.

Mr. Bonin: I texted you, Daryl, Gerald, and DJ because I didn't know. These lights have supposedly been out for weeks, if not months and are still not replaced or fixed?

Mr. Scheerer: As of this morning, no. The ones coming in off of Poinciana Boulevard towards the traffic circle.

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Mr. Bonin: Then in Knightsbridge, the solar version, is it specific to A or B?

Mr. Scheerer: It's mostly in A. On Golden Knight Boulevard, it's basically from the traffic circle to Maple Cross. You've got a majority of those lights that are out as of this morning, and I can't think of the name of the first street as you come in off the traffic circle into Phase Two to the left, there are four or five lights out there, but they've all been flagged. I flagged every single one of them. I look for asset I.D. numbers, and the bigger problem for me with that is even if I don't have the asset I.D. number, if the poles are on Duke's website, you can just go to the pole and it'll give you the number, the location. Anyway, I just wanted to let you know we're working on that if you get any questions.

Mr. Bonin: I'll add some pressure on Gerald.

Mr. Scheerer: Thank you. There was somebody else with Duke. I was trying to remember his name. I couldn't remember his name.

Mr. Bonin: Gerald's who is getting it done.

Mr. Flint: Any help would be appreciated.

Mr. Scheerer: Yeah. We appreciate anything.

Mr. Bonin: With all the ponds and the seeding, that's all behind us? Kirkland finally accepted. They came back and redid some of the sods?

Mr. Scheerer: Yeah. They did the sod. We got trees replaced back in 2B. I know that there are still a couple of areas on the asphalt, but about 90% of that asphalt has been corrected.

Mr. Bonin: If you can do one final brush of areas now that it's a little drier. If anything is even resembling holding water, send it to me because that's the one retainage I'm still holding on Hughes Brothers. I've released all their retainage except anything related to the trail. Because I haven't put my eyes on it. I'm counting on you and DJ to say we're all good. There's no holding water, because if not, I'm making them still go out there.

Mr. Scheerer: No problem. I'll meet with DJ, we'll set up a time to do another walk.

Mr. Morgan: Also, you might get with Applied Aquatic because some of the ponds are looking a little weary out there, like they haven't been sprayed in a while and we're paying for it.

Mr. Scheerer: They've all been sprayed. They get sprayed once a month. I can assure you they're out there because I see them virtually every time I'm on site. But I will get with them. I know that all the ponds are acting kind of wonky here lately. You might have four or five that are nice and clear.

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Mr. Morgan: That one, it's got quite a bit of stuff around it.

Mr. Scheerer: Got it.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Flint: Any other business or Supervisor requests?

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morgan, seconded by Ms. Dudley, 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