

MINUTES OF MEETING  
KNIGHTSBRIDGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, February 16, 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
Logan Lantrip <i>by phone</i>	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. Three Board members were in attendance constituting a quorum and one Board member attended by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: For the record, there are no members of the public here to provide public comment.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Josmin Martinez and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2028**

Mr. Flint: We do have an open seat. Josmin Martinez submitted a resignation. Is there a motion to accept Josmin's resignation?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Resignation of Josmin Martinez, was approved.

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**B. Administration of Oath of Office to Newly Appointed Board Member**

**C. Consideration of Resolution 2026-01 Electing an Assistant Secretary**

Mr. Flint: Are there any nominations at this time to fill that vacancy? I do not hear any nominations at this time. We will carry that vacancy to the next agenda and the Board can discuss it again at that point.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the  
January 19, 2026 Meeting**

Mr. Flint: Item four is approval of the January 19, 2026 meeting minutes. Are there any comments or corrections on those?

Mr. Morgan: No changes, I will make a motion to approve those.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the January 19, 2026 Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Series 2024 Requisitions  
#16 – #18**

Mr. Flint: We have ratification of the Series 2024 Requisition 16, 17 and 18. Are there any questions on those?

Mr. Morgan: No questions. I'll make a motion to approve all three.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Series 2024 Requisitions #16-#18, were ratified.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Staff Reports, Ms. Trucco?

Ms. Trucco: I don't have any updates.

Mr. Bonin: Is there an update on the easement?

Ms. Trucco: We are still waiting on the title work.

Mr. Bonin: Who are we waiting on?

Ms. Trucco: It's someone from Fidelity. I don't know exactly who the examiner was that was assigned, but I'll follow up today. I'll copy you on it.

Mr. Bonin: Give me an update on this tomorrow.

Ms. Trucco: Okay.

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**B. Engineer**

**i. Discussion of Pending Plat Conveyances**

**ii. Status of Permit Transfers**

**iii. Status of Construction Funds & Requisitions**

Mr. Flint: Engineer, any report?

Mr. Reid: Yes. I haven't had any luck with the City signing off on those South Florida Water Management District permit transfers. I don't know if there is something that is going on with the city that I don't know, but the drainage engineer, I talked to her last year about this stuff and she has not responded to me or sent over any signed application. Is there something going on I don't know about?

Mr. Morgan: I know her.

Mr. Reid: I'll keep trying.

Mr. Flint: Because of Golden Knight being owned by the City, the water management is requiring the City to be a co-permittee on the ERP, and that is what Mr. Reid is talking about.

Mr. Bonin: Who is he having trouble getting ahold of?

Mr. Morgan: City drainage engineer.

Mr. Flint: City of Kissimmee.

Mr. Bonin: Is that Stacy? That is his first name, right?

Mr. Morgan: I met the stormwater engineer on site three times. It's she, but I can't remember her name.

Mr. Bonin: He's the director of public works. He's the one that gets anything done.

Mr. Reid: Well, I called her and she said she was the one that would take care of it. So that is the name Mr. Morgan gave me.

Mr. Morgan: Yeah, she said that she would take care of it.

Mr. Bonin: Mr. Reid, send a follow-up e-mail and copy me on the email because I am going to forward it to either the City manager or director of public works to shake that loose.

Mr. Morgan: Copy me on it too, and I'll give her a call as well.

Mr. Reid: Alright, I'll do that. And then I am working on the audit, I'm going to need some help. I'll probably give Ms. Trucco a call once I get everything itemized out with confirmed dates and everything for the conveyances.

Mr. Bonin: So, we're not officially transferred?

Mr. Morgan: That's phase two, right? The last of the transfers.

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Mr. Reid: Well, it's not specific to phase two. I don't remember doing one for phase one. I am looking through my files, but I assume this is for phase two.

Mr. Bonin: Jimmy would have done the one for phase one.

Mr. Morgan: Yeah.

Mr. Bonin: But is Mr. Reid overseeing the transfer in phase two or is Jimmy?

Mr. Morgan: This is the audit. So, it is phase one and phase two. What do you need help with on the audit again, Mr. Reid?

Mr. Reid: I've been going through the plat for all the transfers, I'm making up a list, I just need some help on maybe some dates and confirmation of certain conveyances.

Mr. Morgan: That would be an item for Ms. Trucco. Get with Ms. Trucco, she is listening.

Mr. Reid: Yeah, and I got the costs, I have to fill all that in. I'll give Ms. Trucco a call once I get everything drafted up.

Mr. Morgan: Okay.

Mr. Scheerer: The Public Works person you're trying to get ahold of who is that?

Mr. Morgan: Mr. Bonin will take care of it.

Mr. Scheerer: There was a Liz Phillips that I worked with over there. She is the assistant public works assistant director that helped us get the fence line repaired. She was very responsive. That is who I dealt with on that.

Mr. Flint: Okay, anything else, Mr. Reid?

Mr. Reid: That is all I have.

### **C. District Manager's Report**

#### **i. Approval of Check Register**

Mr. Flint: District Manager's Report, you have approval of the check register for the general fund and utilities from January 6, 2026 through February 2, 2026 in the amount of \$24,899.73. Are there any questions on that?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Check Register, was approved.
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#### **ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financials. These are through the end of December. Are there any questions on those?

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Ms. Dudley: For the capital projects fund, we have only about \$9,000 in there. Do we have any open projects reliant on that or anything coming up?

Mr. Flint: No, that is the debt service capital projects fund. We don't want to close that. The interest earnings keep flowing in there as long as that fund is open. I need to check and see if there is a debt service reserve release condition. We typically won't close the construction project out until the release conditions are met. We will confirm whether there are any reserve release conditions, then we'll have the Board certify the project complete and then that will be closed. But until then, the interest earnings on the reserve account flow into the construction account, so that is why there is still money in it.

**iii. Presentation of Arbitrage Rebate Report for the Series 2024 Bonds**

Mr. Flint: You have the presentation of the arbitrage rebate report for the Series 2024 Bonds. Any questions on that report?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Arbitrage Rebate Report for the Series 2024 Bonds, was approved.

**D. Field Manager's Report**

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

Mr. Scheerer: Not much today. The biggest issue we have had recently were the street light repairs starting at Poinciana Boulevard towards the traffic circle. I'm happy to report they are all complete. It's nice we finally have those all done. There were also some streetlights over in phase one and two, which are solar. Gerald Brooks had to do some readjusting and programming because they were going out a little earlier than they were supposed to. I am not familiar with how the solar lights are maintained, but he made some modifications. I got out there around 6:15 and kids were walking to the bus stop and it was pitch black. But that is not the case as of a couple weeks ago. I am happy to report that it is all done. You heard me talk about the freeze. I won't go into that. We're doing 2027 budgets coming up soon. Just one quick question, the monument that is at the intersection of Poinciana and Knightsbridge has no electric meter, but everything is in place.

Mr. Bonin: Is there a meter?

Mr. Scheerer: With the breaker panels, everything is in place, but there is no meter.

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Mr. Bonin: Do we have no light on our sign? That sign has been stalling forever. Just things that I think someone else is getting done, but this is par for the course. Thanks for the update. I will probably have Rebecca bird dog that.

Mr. Scheerer: I'm not sure what happened with it. I heard someone said they were trying to tie it into the streetlights, but you can't tie it into the streetlights. It is totally separate. It is a power source.

Mr. Bonin: I just don't know what the closest power source is there. Let me look into it.

Mr. Scheerer: That is all I have.

Ms. Trucco: Rob, quick update. I just looked through my e-mail. I did get a response from the title company last week, so I'll have a draft to you today. She confirmed the owner's name.

Mr. Bonin: Who will execute this document? Because this is the District giving so and so mitigation bank or whatever access.

Ms. Trucco: The easement currently runs right there. People need to release their interest in the easement so they will sign a release.

Mr. Bonin: We're going to give them this; it goes along here.

Ms. Trucco: Okay. That is one we will be giving to the CDD then will agree to an easement here.

Mr. Bonin: Yes, I guess it is a simultaneous handoff.

Ms. Trucco: It could be one document. It could be a modification of easement agreement and then each of these owners have a separate signature page. The surveyor gave us a legal description of where the new easement will run, and the owners of all that property need to sign.

Mr. Bonin: All the owners of what property? This property is just one owner.

Ms. Trucco: Okay, so then it's just the CDD.

Mr. Bonin: Yes, the CDD, it is just one piece. We're granting the mitigation bank. The other part the CDD is releasing, the CDD is releasing this section, but then the homeowners are releasing this section. I don't want it to be contingent on getting everyone signed off but one person. What I want is a separate release from each individual landowner so I am not hung up.

Ms. Trucco: On that separate release, everyone that signed the original easement has to sign each of those separate releases, which shouldn't be a big deal.

Mr. Bonin: What do you mean?

Ms. Trucco: The original parties to the easement, right?

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Mr. Bonin: The original party to the easement was Lennar. We took ownership of this land and then we sold land over this easement. So, there was only Lennar with the mitigation bank.

Ms. Trucco: So, they have to sign each of their places. That is all I am saying. Because anytime the easement is modified, all the parties need to sign. All of the parties to the easement had to sign that. You're right, Lennar no longer has an interest in each of these parcels.

Mr. Bonin: Well, we have an interest.

Ms. Trucco: Some of it, right. I am just saying, whoever owns the property currently, the easement encumbers, that party is the grantee, the successor of the property from Lennar. Those individuals need to all sign a release, but each of those releases need to be with the person, the mitigation bank.

Mr. Morgan: Where is the new easement that we are giving them?

Mr. Bonin: The new easement is here.

Ms. Trucco: So, that's what we need to get. My understanding is the surveyor prepared two legal descriptions, the stuff that is being released and then the new stuff that represents the new land on that same deal. So, I agree with you, that is fine. Efficiency wise, just do separate releases.

Mr. Bonin: Yes.

Ms. Trucco: But it sounds like you are saying first and foremost, go ahead and confirm that.

Mr. Bonin: Right.

Mr. Bonin: This is the title. Because right now they don't have access through here because new people own the land and it's their land now, so they technically don't have access. I need to get them this access and then sign off each release.

Ms. Trucco: Frankly, they technically do have access over each of those through that easement that was never modified before.

Mr. Bonin: Yeah, but that gets us in trouble.

Ms. Trucco: I see. Okay.

Mr. Morgan: Now that title works is done on this?

Ms. Trucco: The release is, yeah.

Mr. Morgan: Get that to me.

Ms. Trucco: I'm sure that these owners would love to sign a release.

Mr. Bonin: I would think so.

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Mr. Flint: Is there any action the Board needs to take?

Mr. Bonin: Not at this time.

Ms. Trucco: If the Board, just as a precautionary measure doesn't mind, just make a motion to direct staff to effectuate the easement modification over the tracts of the property, basically for access.

Mr. Morgan: And then we will make a motion to give either the Chair or the Vice Chair delegated authority to sign.

Ms. Trucco: With delegation of authority to provide signing off on that and we will ratify the final copy at the next Board meeting.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, Authorizing Staff to Move Forward with Modification of the Easement Subject to Delegation of Authority, was approved.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Any other business or Supervisor requests that the Board would like to discuss?

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**NINTH 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*

Secretary/Assistant Secretary

DocuSigned by:  
*Adam Morgan*

Chairman/Vice Chairman