

MINUTES OF MEETING  
KNIGHTSBRIDGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Knightsbridge Community Development District was held Monday, March 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	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. Four Board members were in attendance constituting a quorum.

**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. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2028**

Mr. Flint: You do have a Board vacancy. Have you accepted a resignation? Let's make a motion to accept Kathryn Farr's resignation.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Resignation of Kathryn Farr, was accepted.

March 16, 2026

Knightsbridge CDD

Mr. Flint: Mr. Flint: Anytime there is a resignation, the remaining Board members appoint their replacement. Are there any nominations at this time?

Mr. Morgan: I'd like to nominate DJ Moton.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Appoint DJ Moton as a replacement, was approved.

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

Mr. Flint: Mr. Moton is not here, so we'll keep this on the agenda to swear him in.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Appoint DJ Moton as a replacement, was approved.

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

Mr. Flint: You do have a resolution making him an Assistant Secretary. Is there a motion to approve that?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-01 Electing DJ Motion as an Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the February 16, 2026 Meeting**

Mr. Flint: Item four is approval of the February 16, 2026 meeting minutes. Are there any comments or corrections on those?

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes of the February 16, 2026 Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02 Approving the Conveyance of Real Property & Improvements (Knightsbridge Phase 2 Plat)**

Mr. Flint: Item 5 is Resolution 2026-02, Approving the Conveyance of Real Property and Improvements, Knightsbridge Phase Two. Kristen?

Ms. Trucco: Good morning, Board. This is our standard resolution, like George said, this is approving the conveyance of real property tracts and improvements. This is for Knightsbridge Phase Two. The list of tracts that this will convey are attached to the conveyance documents that

March 16, 2026

Knightsbridge CDD

are attached to the resolution, which basically include the remaining tracts in phase two that are listed in the plans as to be owned and maintained by the CDD. These are the rest of those tracts so that we can get approval to convey those over to the CDD by deed. These will need to go through title work. We do a quick O&E report to confirm ownership. I believe that these are owned by the AG EHC company right now. I've got an email out to them to basically convey them to Lennar so that Lennar can convey them to the CDD. In my experience, they've objected to signing the CDD's form document, so that's the practice that we'd normally follow to do that. But once that's done, I still wanted to bring this resolution so that I have permission to proceed with moving forward, subject to staff sign-off. We're going to order the title work, make sure there's no encumbrances, outstanding taxes, all that good stuff on these real property tracts. Then the District engineer will also certify that all the improvements on the tracts have been installed and completed in accordance with all the requirements and the plans. Then we've got the correct list of improvements listed there for the real property tracts that are being conveyed.

Mr. Morgan: Having said all that, and I'm not sure if this impacts that, but how are we doing with our easement?

Ms. Trucco: That's next on the agenda and that plays into the same thing. I reached out, because that's stormwater SW-2. Phase two, I believe that's correct. You'll see the image on page 44. You can see the tract that the CDD or AG EHC would be providing to the Shingle Creek Mitigation Group. On page 44 there's a map showing that parcel. This includes this conveyance and that parcel as well. If that tract is not conveyed to the CDD, then AG EHC would need to get that easement over to that mitigation group.

Mr. Morgan: You need help getting signatures from the Land Bank?

Ms. Trucco: I've reached out to their counsel and I haven't heard back, which is a little bit unusual. They're really fast to respond. I will let you know if I do hear.

Mr. Morgan: If you don't get anything from them follow up let me know.

Ms. Trucco: I will.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-02 Approving the Conveyance of Real Property & Improvements (Knightsbridge Phase 2 Plat), was approved.

March 16, 2026

Knightsbridge CDD

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Access Easement with Shingle Creek Mitigation Bank/UMAM, LLC**

Ms. Trucco: Here's that form of access easement that I just was referencing. This is requested by Shingle Creek Mitigation Group. It may also be with UMAM, LLC. I've been working with them, and they'll confirm what entity is being provided, but it's for the benefit of the Shingle Creek Mitigation Group. We'll get the correct grantor's name for paragraph one there. This is the form that we provided. You can see their comments that they made in red on this. I'm generally okay with that. I think that there may have been a mistake in some of the comments you can see grayed, for example, paragraph 7 the indemnification. It required that the grantee, so in this case maybe Shingle Creek Mitigation Group or UMAM, depending on who they confirm this is required that they defend and hold harmless the CDD, so indemnify the CDD for any damages that CDD incurs as a result of their use of the property. They put a comment there, "Notwithstanding the foregoing, this indemnification does not apply to any matters where grantee, so it's in violation of a law or its obligations herein." So that kind of refutes the preceding.

Mr. Bonin: Does this supersede any of their already existing language?

Ms. Trucco: It is slightly different because this would be coming from the CDD. This doesn't relate to the other one, basically.

Mr. Bonin: So, they easement that they're not giving up until we give them a new easement in a different location so we shouldn't be giving them and additional language that what they already have. Have they asked for that? Are we amending the older agreement, or are we doing a whole brand new one?

Ms. Trucco: A brand new one.

Mr. Bonin: I just want to make sure, that's my only thing, I don't want to give them any more rights or anything than what they already have. If they're asking for something over and above, I want you to tell me precisely what that is, so we can talk through that. But that would be the goal is they get the same exact rights and access that they had before, and just in a different spot.

Ms. Trucco: Understood. Now, I don't know if the prior easement had any indemnification, but it's best practice for the CDD to require indemnification.

Mr. Bonin: So, this is something we are asking for?

Ms. Trucco: Correct.

March 16, 2026

Knightsbridge CDD

Mr. Bonin: I am fine with the CDD asking for more, I just don't want them asking for more or any stronger language that they already have.

Ms. Trucco: Understood. On something like this, so paragraph 7, this added language in pink refutes the preceding obligation for them to indemnify the CDD. That may have been just a typo on their part where it says, "Notwithstanding the foregoing," if the CDD is in violation of the law or breaches something in this agreement we're not going to indemnify CDD.

Mr. Bonin: So, this is our language, and then they've pushed back on that?

Ms. Trucco: With the pink.

Mr. Bonin: As long as that push back doesn't leave them with anything more than they already had then I'm okay in accommodating that.

Mr. Morgan: But like you said it cancels what was previously stated.

Ms. Trucco: I'll get clarification from them, maybe they mean to put grantor in there? There was a couple of spots where I think there might have been some, just a mix up, which is easy to do.

Mr. Bonin: What's the guy's name you're dealing with?

Ms. Trucco: Let me pull it up.

Mr. Bonin: It's the guy from Minnesota, right?

Ms. Trucco: Correct.

Mr. Bonin: Is he having the attorney do this, or is he the one marking this stuff up?

Ms. Trucco: All I know he said that he had sent it on up the ladder.

Mr. Bonin: But he's the one flipping back and forth with you?

Ms. Trucco: Correct, yes. I have only been in communication with him.

Mr. Bonin: Okay, all right that's good.

Ms. Trucco: I wanted to bring these comments back to see if there are objections or I'll do the best I can to get the best terms for the CDD. You can approve this subject to staff sign off. I've got the direction that we don't want to give any additional assurances that weren't already provided in the original easement that this was prompted from. Is there any other feedback from the Board?

Mr. Flint: I just want to make sure that new paragraph three language is not giving them something they don't already have, the grantor's obligations section.

Mr. Bonin: So, what is the motion?

Mr. Flint: You could approve it in substantial form subject to staff sign off.

March 16, 2026

Knightsbridge CDD

Ms. Trucco: So that I have some powers there, and then we can delegate authority as well to one of the Supervisors, so perhaps Rob to assist in finalizing this.

Mr. Bonin: Motion to have staff approval with my sign off.

On MOTION by Mr. Bonin, seconded by Mr. Morgan, with all in favor, of Access Easement with Shingle Creek Mitigation Bank/UMAM, LLC substantial to staff sign off and Authorizing Mr. Bonin to Finalize, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Staff Reports, Ms. Trucco?

Ms. Trucco: Nothing else from me today.

**B. Engineer**

Mr. Flint: No Engineer’s report.

**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. Are there any questions on that?

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 also have the unaudited financials. Are there any questions on those?

Mr. Morgan: The construction fund has \$9,000 in it?

Mr. Flint: Yes. The interest earnings are continuing to flow into there until the projects certified complete. There will still be small amounts of money flowing into that.

Mr. Morgan: Plus, we are still applying.

Mr. Flint: Yes, that’s where that’s coming out of.

**D. Field Manager’s Report**

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

March 16, 2026

Knightsbridge CDD

Mr. Scheerer: Not a lot to report. As I said before, we're still monitoring all the plant material, what needs to be cut back and replaced. Rob, last month we talked about the electric meter for the entry sign. Haven't heard back from Rebecca yet, so we'll see where we are with that.

Mr. Morgan: DJ told me he was handling that.

Mr. Sheerer: Okay, I can reach out to DJ.

Mr. Morgan: I asked DJ with Rebecca sitting right there and DJ said he was handling it. He said he heard it needed to be handled.

Mr. Sheerer: Everything is in place.

Board Member: Is that for lights?

Mr. Sheerer: Yes. On the main entry sign, 9-ft sign. As far as I know, all the streetlights are working well. We haven't had any issues, complaints. I check them as often as I can. We are going into budget. I did see Frank Polly was out installing some new landscaping across from the lift station, that was quite the surprise. We'll see how that turns out. They were doing the irrigation last week, I think, when I was out there. But, again, we're doing budgets. If there's anything you think that needs to be added other than what we're hearing, which isn't a whole lot, to be honest with you, let me know.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

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

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**TENTH 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*

B01B3DF431044AD...  
Secretary/Assistant Secretary

DocuSigned by:  
*Adam Morgan*

D8F17F6DF603436...  
Chairman/Vice Chairman