

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 20, 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
DJ Moton	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
Karly Chambers	GMS

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

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

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

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

FOURTH ORDER OF BUSINESS

Ratification of Series 2024 Requisitions #19 – #25

Mr. Flint: Item 4 is ratification of the Series 2024 requisitions #19 through #25.

Mr. Morgan: Can we approve a slate?

Mr. Flint: Yes.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Series 2024 Requisitions #19 – #25, were ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Ms. Trucco?

Ms. Trucco: We are following up with the mitigation representatives on finalizing the easement there. Thanks to our team for assisting me to get the sign off. That's moving forward. I'm getting close to the easement. That's all I have.

B. Engineer

i. Discussion of Pending Plat Conveyances

ii. Status of Permit Transfers

iii. Status of Construction Funds & Requisitions

Mr. Reid: I have nothing new this month, including not hearing anything from the city on the permit transfer. They don't return phone calls or e-mails.

Mr. Morgan: They didn't respond to me either, Dave.

Mr. Reid: I even called Ashley Willis, the City Engineer, and he didn't even call me back.

Mr. Morgan: Any thoughts from the Board on how we might get that going? I don't know what to do. I'll try again, but I'm frustrated.

Mr. Flint: It has been six months now. We're trying to get the permit turned over to the CDD as the operating entity.

Mr. Morgan: The District is requiring the city to sign off on it. At one of our communities I got the Water Management District to get involved in enforcing the City to sign. It was the HOA that refused to sign off. The Water Management District assisted in me legally forcing the HOA to sign off on the permit I wonder if we can do the same thing here. I'll check into that Dave.

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C. District Manager's Report**i. Approval of Check Register**

Mr. Flint: You have the check register in your agenda from March 2 through April 6, 2026. Any questions on the check register?

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?

D. Field Manager's Report**i. Review and Discussion of Proposal(s) for Midge Control in Phase 1 Ponds**

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

Mr. Scheerer: Midge time. As you know, we've been receiving numerous amounts of calls and emails from folks complaining about the current situation of the midge infestation, particularly around the two ponds located in phase one. We reached out to some of our field staff. They had a recommendation of this company called Steadfast that they've been using. They don't fog, but they just basically put oil around the edge of the pond. We asked them for a one-time cost in case we just wanted to do it once. They've got a cost for both ponds in phase one of \$800. They are also recommending gambusia to treat this larvae and stuff around the edge of the pond. This proposal in your agenda is for 10,500 gambusia to be split into both ponds at a cost of \$3,910. They gave us a 12-month ongoing proposal, which I don't know if we need the full 12 months, but it's something we don't have any of this in your budget for 2026 and that's a cost of \$8,856.

Mr. Morgan: So the oil-based larvicide is going to kill the larva that the mosquito fish eat. So why do you do both? It's one or the other.

Mr. Scheerer: That was the recognition.

Ms. Trucco: Aren't the fish ongoing more than a one-time treatment though?

Mr. Flint: Yes.

Mr. Morgan: If we stock the gambusia, we shouldn't need to do the oil.

Mr. Flint: I think you're better off doing both initially it may avoid the need in the future.

Mr. Morgan: I agree with that but I think ongoing oil is going to kill your gambusia I know for a fact it will because the gambusia, their mouths are upright and they're strictly designed to eat

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mosquito and midge larva that's all they eat and if you put an oil on top of the water then it comes up their mouth.

Ms. Trucco: It's a garlic oil made for pond maintenance; it's called Skeeter. It is industry wide and made for specific maintenance, including fish. If you do want to look into it, there's some interesting documentation from several pond maintenance companies.

Mr. Morgan: Okay, I definitely think we should do it. I want photos of them stocking and treating that we can post on our website and show the residents that we're trying to do something. There is a substantial population already in those ponds but if we want to stock additional ones, I'm good with it.

Mr. Flint: I think fish stocking long term, in my experience, has always been the most cost effective. The larvicide treatment can get very expensive and its impact is questionable depending on when you're treating when the larvae hatches. It's cyclical and if you don't treat in the right cycle, you miss it and it's ineffective.

Ms. Trucco: I think these two points aren't the only treating factor. Obviously, they're surrounded by wetlands there. Is there a recommended treatment that we can tell the homeowners that they need to do at their homes that will help? Turn your lights off?

Mr. Flint: Yes, that's going to be part of the notice we'll send out, there are some things they can do that will help.

Mr. Scheerer: This company doesn't do fogging.

Mr. Morgan: That's not effective, we tried it down here.

Mr. Flint: It makes people feel better. I think if the Board is okay, we can start with the one-time treatment and then the stocking. We'll just figure out the financials.

Mr. Morgan: I just want a photo documented.

Mr. Scheerer: I did the same thing when we added some fish over at another property in St. Cloud, we were there when they installed the fish. I videoed everything and I'll make sure that they're not allowed to install anything until staff are on site because we want to take our own photos and have that as well. Then we'll do the same thing when they come in to apply the one-time treatment around the edge of the pond as well. We'll add numbers to the 2027 budget to include that. I noticed there's a lot of construction going on towards the back of phase two. We may want to get some preliminary numbers for those ponds in phase two as well. But for right now, we'll stick with this and I'll just add that 12-month program to the 2027 budgets. We've already started

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to cut back some of the freeze damaged plants. We're going to continue to monitor that. I see the new landscaping was installed across from the lift station, it looks good. I think everything is holding up well right now. We still don't have the meter on the Knightsbridge entry sign.

Ms. Trucco: Who's responsible for that?

Mr. Scheerer: I believe Rebecca was looking into that.

Mr. Scheerer: That'll be metered separate though.

Ms. Trucco: When you put together the communication for the midge treatments, can you also include just a snapshot of a map that explains exactly what's being treated and what's not being treated?

Mr. Scheerer: Yes, we can give them a map of phase one that shows the two ponds because it's on either side. Those are really the two main focal points right now.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Proposal for Midge Control in Phase 1 Ponds, was approved.

SIXTH ORDER OF BUSINESS

Other Business

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

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