

**MINUTES OF MEETING
FISH LAKE COVE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Fish Lake Cove Community Development District held a Regular Meeting on February 19, 2026 at 1:30 p.m., at Johnston’s Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present:

John Good
Carson Good
Paul Linder

Chair
Assistant Secretary
Assistant Secretary

Also present:

Daniel Rom
Raymond Passaro
Savannah Hancock (via telephone)
Steve Boyd (via telephone)

District Manager
Wrathell Hunt and Associates LLC
Kilinski | Van Wyk PLLC
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 1:32 p.m.

Supervisors Carson Good, John Good and Linder were present. Supervisors Keen and Franklin were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of The Bridlewood Real Estate Company, LLC First Amendment to the Agreement for Field Operations Management Services

Ms. Hancock presented The Bridlewood Real Estate Company, LLC First Amendment to the Agreement for Field Operations Management Services. It is an annual contract with a 30-day termination clause, for any reason, subject to providing written notice.

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, The Bridlewood Real Estate Company, LLC First Amendment to the Agreement for Field Operations Management Services, was approved.

FOURTH ORDER OF BUSINESS

Discussion: Conveyance of Completed Phase 1 Infrastructure and Real Property

Ms. Hancock discussed conveyance of Completed Phase 1 Infrastructure and Real Property, once Phase 1 is completed.

Discussion ensued regarding items being conveyed and easements, easements that might not be reflected on the plats, irrigation, and providing Ms. Hancock with any updated documentation.

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, authorizing the Chair to execute an acknowledgement to accept conveyance of Phase 1 Infrastructure and Real Property and accept and/or execute deeds and easements, in relation to the conveyance of the Phase 1 Real Property, in between meetings, was approved.

Discussion ensued regarding whether the CDD or the Developer will finance the pool and clubhouse and timing of conveying Phase 2 improvements.

FIFTH ORDER OF BUSINESS

Discussion: FY2026/2027 Budget

Mr. Rom discussed preparations for the proposed Fiscal Year 2027 budget presentation, potentially breaking out Field Operations, Operations and Maintenance (O&M) budgeting, etc.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and

Providing for Severability and an Effective Date [November 3, 2026 - Seats 3, 4 & 5]

Mr. Rom presented Resolution 2026-02. Seats 3, 4, and 5, currently held by Mr. Linder, Mr. Carson Good and Mr. John Good, respectively, will be up for election at the Landowners' Election.

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, Resolution 2026-02, Designating a Date, Time and Location of November 3, 2026 at 9:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744, for the Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

A. October 1, 2024 - September 30, 2025 [Posted]

Mr. Rom noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

Mr. Rom presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

NINTH ORDER OF BUSINESS

Ratification Items

- A. The Bridlewood Real Estate Company, LLC Agreement for Field Operations Management Services**

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, the Bridlewood Real Estate Company, LLC Agreement for Field Operations Management Services, was ratified.

- B. Resolution 2026-01, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

On MOTION by Mr. John Good and seconded by Mr. Linder, with all in favor, Resolution 2026-01, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was ratified.

- C. GIG Fiber, LLC Outdoor Solar Lighting Service Agreement**

On MOTION by Mr. John Good and seconded by Mr. Carson Good, with all in favor, the GIG Fiber, LLC Outdoor Solar Lighting Service Agreement, was ratified.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

Mr. Rom stated Staff will follow up regarding the funding requests.

On MOTION by Mr. Carson Good and seconded by Mr. John Good, with all in favor, the Unaudited Financial Statements as of December 31, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of August 21, 2025 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. John Good and seconded by Mr. Carson Good, with all in favor, the August 21, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

Ms. Hancock stated her firm is providing updates on the current legislative session. She discussed legislation being considered related to recalling elected officials.

B. District Engineer: Boyd Civil Engineering, Inc.

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: March 19, 2026 at 1:30 PM**

- **QUORUM CHECK**

Mr. Rom stated the March 19, 2026 meeting will likely be cancelled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. John Good asked for the budget information to be emailed to him.

Mr. Boyd joined the meeting via telephone.

FOURTEENTH ORDER OF BUSINESS

Public Comments

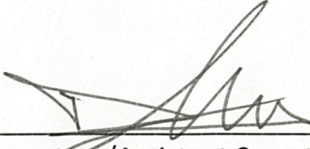
No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. John Good and seconded by Mr. Carson Good, with all in favor, the meeting adjourned at 1:57 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair