

**MINUTES OF MEETING  
DEWEY ROBBINS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Dewey Robbins Community Development District was held Wednesday, **August 27, 2025**, at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary
Jason Lonas <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Sarah Sandy <i>by phone</i>	District Counsel, Kutak Rock
Kathy Leo <i>by phone</i>	District Engineer, GAI Engineering
Rob Szozda	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called roll. Four Board members were present in person constituting a quorum. Mr. Lonas joined by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated no members of the public were present for comment.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 28, 2025,  
Board of Supervisors and Audit  
Committee Meeting**

Mr. Flint presented the minutes from the May 28, 2025 Board of Supervisors meeting and the Audit Committee meeting. He asked for any comments or corrections. The Board had no changes to the minutes.

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On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Minutes of the May 28, 2025 Board of Supervisors Meeting and Audit Committee meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Flint stated there are two public hearings. The first to consider adoption of the FY26 budget and the second to consider imposition of the assessments. Mr. Flint asked for a motion to open the hearings.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearings, was approved.

**A. Consideration of Resolution 2025-05 Adopting Fiscal Year 2026 Approved Budget and Appropriating Funds**

Mr. Flint stated attached to Resolution 2025-05 is the proposed budget. Although they are not currently maintaining anything, they are including maintenance expenses in anticipation they will be soon. The budget is funded by a combination of on roll, direct assessments and developer contributions. The pre-unit assessments were set in discussions with the developer and they have agreed to the developer contribution component to set the assessments at this level. He offered to take any questions on the budget.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2025-05 Adopting Fiscal Year 2026 Approved Budget and Appropriating Funds, was approved.

**B. Consideration of Resolution 2025-06 Imposing Fiscal Year 2026 Special Assessments and Certifying Assessment Roll**

Mr. Flint stated the budget just approved and the assessment roll are attached to Resolution 2025-06. He asked for any discussion on the resolution or exhibits, if not a motion to approve.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2025-06 Imposing Fiscal Year 2026 Special Assessments and Certifying Assessment Roll, was approved.

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Mr. Flint asked for a motion to close the public hearings.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2026 Budget Funding Agreement**

Mr. Flint noted the portion of the budget is contemplated to be funded through a funding agreement. This is the same form that the Board has seen previously. He asked for any questions on the funding agreement.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Fiscal Year 2026 Budget Funding Agreement, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2026 Direct Collection Agreement**

Mr. Flint stated because a portion of the revenue will be collected through direct assessments, there is a Direct Collection Agreement. Ms. Sandy noted anytime there are direct assessments, a direct collection is required. This is a directly funded assessment.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, the Fiscal Year 2026 Direct Collection Agreement, was approved.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award**

Mr. Flint stated as the audit committee, the Board ranked the two responses that were received, DiBartolomeo was ranked #1 and Grau & Associates #2. He asked for a motion to accept the audit committees' rankings and authorize the issuance of the notice of intent to award.

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On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Accepting the Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award- DiBartolomeo Ranked #1, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Sandy had nothing further to report to the Board but offered to answer any questions.

**B. Engineer**

Ms. Leo reminded the Board of a new stormwater rule that engineers are now required to inspect the ponds and will be coordinating with staff to do that.

**C. District Manager’s Report**

**i. Balance & Income Sheet**

Mr. Flint noted the unaudited financials were in the agenda. He offered to answer any Board questions.

**ii. Ratification of Funding Requests No. 18**

Mr. Flint presented Funding Request No. 18 to the Board. This was submitted to the developer under the Developer Funding Agreement. He asked for a motion to ratify.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Funding Request No. 18, was ratified.

**iii. Approval of Fiscal Year 2026 Meeting Schedule**

Mr. Flint stated the Board would like to modify the starting time for this meeting schedule to 10:00 a.m. from 9:30 a.m. The November meeting will be moved to November 4<sup>th</sup> subject to verifying the meeting locations availability.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

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**iv. District Goals and Objectives**

**a. Adoption of the Fiscal Year 2026 Goals & Objectives**

Mr. Flint noted this is the adoption of the FY2026 goals & objectives. The infrastructure and maintenance element was added to it which includes the site inspections that are done by District staff as well as the annual engineers inspection.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Adoption of the Fiscal Year 2026 Goals & Objectives, was approved.

**b. Presentation of the Fiscal Year 2026 Goals & Objectives Authorizing Chair to Execute**

Mr. Flint stated this item seeks a motion to authorize the Chair to execute the report once it is due and then it will be brought back to the Board.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Fiscal Year 2025 Goals & Objectives Authorizing Chair to Execute the Measures and Standards, was approved.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked the Board for a motion to adjourn.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the meeting was adjourned.

DocuSigned by:  
*George Flint*  
Secretary/Assistant Secretary

DocuSigned by:  
*Tony Iorio*  
Chairman/Vice Chairman