

**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, **April 22, 2026**, at 10:00 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
Tucker Mackie <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 January 28,
2026 Board of Supervisors Meeting**

Mr. Flint presented the minutes from the January 28, 2026 Board of Supervisors meeting and asked for any comments or corrections. The Board had no changes to the minutes.

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On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Minutes of the January 28, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01 Authorizing Final Requisition

Mr. Flint stated that Resolution 2026-01 serves three main purposes: it acknowledges the acquisition of Phase 1A improvements, formally identifies and accepts infrastructure contributions from both the Phase 1 developer (Landsea) and Master Landowner, and confirms that the required conditions for these contributions have been met. The resolution authorizes payment of \$839,150.95 from the debt service reserve release funds and construction account once all release conditions are satisfied. Mr. Flint noted that these procedures are similar to those used in previous resolutions for earlier projects.

On MOTION by Mr. Franklin, seconded by Mr. Iorio, with all in favor, Resolution 2026-01 Authorizing Final Requisition, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02 Approving Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt

Mr. Flint noted that the next resolution would approve the proposed budget and schedule the public hearing for July 22, 2026.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2026-02 Approving Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt on July 22, 2026, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Designating the Date, Time, and Location of the November 2026 Landowner's Election and Meeting

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Mr. Flint stated that Resolution 2026-03 sets the date for the next landowner's meeting, which will be the first Tuesday in November, specifically November 3, 2026 at 10:00 a.m. at the current location.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2026-03 Designating the Date, Time, and Location of the November 2026 Landowner's Election and Meeting for November 3, 2026 at 10:00 a.m., was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Series 2025 Arbitrage Rebate Proposal

Mr. Flint reviewed the proposal for arbitrage rebate calculations at a rate of \$450 with pricing provided for five years.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Series 2025 Arbitrage Rebate Proposal, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Mackie reported that there were no updates apart from ongoing due diligence regarding property ownership, which may require cleanup work to be addressed at future meetings. Otherwise, there was nothing further to report, and he is available to answer any questions.

B. Engineer

Ms. Leo had nothing to report.

C. Field Manager

i. Review of Landscape and Pond Maintenance Proposals

- a. Contours Landscape Solution**
- b. Cherry Lake**
- c. Blade Runners Commercial Landscaping Orlando**
- d. Exclusive Landscaping Group**
- e. Toolles Tractor Services**

Mr. Flint explained the process of awarding the landscape maintenance contract, noting that bids were solicited from four vendors, all of whom are familiar to the community. The two

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leading firms were Cherry Lake and Contours, with Cherry Lake offering a slightly lower annual price (\$30,405) and included pond disking in their bid. The Contours bid was approximately \$3,000 higher totaling \$33,464.64. Mr. Flint stated both firms do quality work but personally favored Cherry Lake due to their superior pond disking, as observed at Lake Emma. With Cherry Lake's lower price and higher pond disking quality, he recommended awarding the contract to Cherry Lake.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, The Cherry Lake Proposal for Landscape and Pond Maintenance, was approved.

D. District Manager's Report

i. Approval of Check Register

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

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, Check Register, was approved.

ii. Balance Sheet & Income Statement

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

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. Beasley, with all in favor, the meeting was adjourned.

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DocuSigned by:
George Flint
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Secretary/Assistant Secretary

Signed by:
Doug Beasley
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Chairman/Vice Chairman