

MINUTES
PORT LABELLE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING

July 24, 2025

A meeting of the Board of Supervisors of the Port LaBelle Community Development District was called to order at 5:30 p.m. on Thursday July 24, 2025 by Chairman Martinez who verified a quorum was present and the meeting had been legally advertised.

Those present at the meeting were:

Jason Martinez - Chairman & Board Member (joined at 5:42P)
Nathan Hollis – Assistant Secretary & Board Member
Liz Garcia – Vice Chairman & Board Member
Fernando Herrera – Secretary & Board Member
Nancy Imhoff – Treasurer & Board Member
Judi Kennington-Korf – General Manager
Lupe Taylor – District Recording Secretary
Ryan Berden – Field Supervisor
Amy Thibaut– District Attorney
Andy Higginbotham – District Accountant

The meeting opened with prayer led by Judi Kennington-Korf followed by the Pledge of Allegiance.

2025-2026 Budget Proposed Tentative Budget Public Hearing

Chairman Martinez announced the 2025-2026 Proposed Tentative Budget Public Hearing was duly advertised and was opened.

Ms. Kennington-Korf advised this is the first of three public hearings and is being held to discuss the proposed tentative 2025-26 general fund millage rate and budget and the capital fund budget. The 2024-25 estimated property value totaled \$484,054,675; the 2025-26 estimated property value totaled \$626,185,087 which is over 29% more than the previous year. Current millage rate is 3.7732%, the rollback rate is 3.6321. The proposed budget options range from 3.02% - 4.7724%. Three of the options are less than the rollback rate resulting in a tax decrease.

For the 2025-26 fiscal year, four options are presented. The options have been prepared relative to road improvements. The budgets presented for consideration range from \$3,608,695 to \$4,008,695. The Board will also need to adopt a date for the tentative budget public hearing.

The suggested budget options were reviewed:

Option A: \$3,608,694.98, Millage Rate: 3.02
Option B: \$3,683,694.98, Millage Rate: 3.1454
Option C: \$4,008,694.98, Millage Rate: 4.7724
Option D: \$3,858,694.98, Millage Rate: 3.4382

Vice Chairman Garcia asked if the higher millage rate was adopted at this time, it can be lowered at the next hearing.

Chairman Martinez advised the Board usually adopts the highest millage rate needed at the first budget hearing and has the option to reduce it at future budget hearings. He added that without heroic means, once adopted, the Board cannot go higher than the rate adopted at the first hearing but can go lower.

Supervisor Imhoff inquired about the use of the line of credit; specifically, whether it could be used for road projects and add more roads to be re-paved. She has received complaints regarding potholes and much needed repairs for Sandalwood Road in Unit 9.

Vice Chairman Garcia asked is this a District or county road?

Ms. Kennington-Korf advised Sandalwood Road is in a HOA that has been dissolve. At this time, it appears that nothing was done with ownership and it is considered a private road not a county road.

Chairman Martinez advised as this is not a District road the complaints should be directed to Hendry County.

Chairman Martinez asked if there was any public comment.

Ms. Made asked about the Districts road project on Castle Circle.

Ms. Kennington-Korf advised the project is on hold, the drainage ditch was modified by staff and water has been flowing accordingly. The District engineer and field supervisor will re-evaluate this project and make a recommendation on moving forward with the project.

Supervisors Herrera and Hollis both agreed Option C is the best option for the District currently.

Mr. Cochrade asked when was the line of credit was last used for anything.

Chairman Martinez advised the line of credit has not been used in the past and is a requirement for the District to have.

After considerable discussion on all options provided, the Board elected to adopted Option C.

Upon motion duly made by Chairman Martinez seconded by Supervisor Hollis, it was RESOLVED AND APPROVED the Board adopted Resolution 2025-5 approving a proposed tentative millage rate for fiscal year October 1, 2025, to September 30, 2026 in the amount of 4.7724%, a proposed tentative Operating Budget for fiscal year October 1, 2025 to September 30, 2026 in the amount of \$4,008,694.98, and a proposed tentative Capital Funds Projects Budget for fiscal year October 1, 2025 to September 30, 2026 in the amount of \$2,045,796.65.

Chairman Martinez called roll:

Supervisor Hollis - Yes
Supervisor Imhoff - Yes
Supervisor Garcia - Yes
Supervisor Herrera - Yes
Supervisor Martinez – Yes

Motion passes at 6:02 PM

Upon motion duly made by Chairman Martinez seconded by Supervisor Imhoff, it was RESOLVED AND APPROVED a public hearing to further review the tentative budget will be held on September 11, 2025 at 5:30 PM in the District office located at 3293 Dellwood Terrace LaBelle, Florida.

Chairman Martinez closed the Public Hearing at 6:02 PM

Consent Agenda:

- a. Verification of proper meeting notice
- b. Approval of meeting minutes, March 13, 2025
- c. Ratify Chairman's signature on Line of Credit, First Bank

Upon motion duly made by Chairman Martinez seconded by Vice Chairman Garcia, it was RESOLVED AND APPROVED the Consent Agenda was accepted as presented.

Chairman Martinez asked if there was any public comment, there was none.

General Manager's Report:

Item A Update General Manager's approval of contracts and banking activities

Ms. Kennington-Korf advised an update of the authorization for the General Manager to conduct business on behalf of the Board was needed as the last update was 11 years ago and is good practice to update.

Upon motion duly made by Chairman Martinez seconded by Supervisor Imhoff, it was RESOLVED AND APPROVED signatory authorization is given for the General Manager to conduct business on behalf of the Board.

Item B Renewal of County Mowing Contracts

Ms. Kennington-Korf informed the Board the Glades County mowing agreement is for a five-year period (2020-2025) and Hendry, a three-year period (2022-25) to conclude in unison with Glades. The Glades and Hendry Counties contracts expire September 30, 2025.

To determine if the cost for mowing county roads is sufficient, a three-year period was reviewed. The following information was used to determine the cost-benefit the District assumes for mowing District and County roads:

1. Number of hours spent on District roads;
2. Number of hours spent on Glades- and Hendry County roads;
3. The cost of labor; and,
4. The cost of operations, time and material.

At Board's direction the District's Attorney and General Manager can negotiate new contracts with each county with a reasonable increase to reflect the actual cost of service to the Counties and no more than a three-year contract.

Chairman Martinez clarified the Board directs Ms. Kennington-Korf to negotiate new contracts with both counties.

Ms. Kennington-Korf requested permission to explore new IT vendors as IT issues continue with the current service.

Chairman Martinez and the Board granted permission for the General Manager to review other options.

General Counsel's Report

Attorney Thibaut advised as an overview of the District options to dispose of the RV found abandoned on its property, the District was required to report the abandoned property to law enforcement, which it

did. Once reported, the County could have taken custody of the RV. However, it was not required to do so as property is not within the definition of public property in F.S. Chapter 705 which governs the process for and rights of disposition of abandoned property. The question now is whether the County has undertaken the required noticing of the registered owner. If they have and if at least 21 days have transpired since the notice was provided the County, then elects whether to allow you to retain the property or they can retain custody of the property and thereafter dispose of it.

At this time we can work with the Hendry County to remove the RV and dispose of it or if the District retains the property, it can be scrap, it's up to the District at that point.

Ms. Kennington-Korf advised the District is working to remove and clean its property and has several items that have been abandoned on District property which is a big issue and cost to the District to dispose of the abandoned property.

Attorney Thibaut advised Code Enforcement can also be notified and work with the District as well. Ms. Kennington-Korf advised Field Supervisor Berden contacted Code Enforcement and was advised it was up to the District to report to law enforcement.

Resident Cochrade advised he has made contact with Code Enforcement and that department is overwhelmed at this time further stating they have no leverage to enforce restrictions.

Field Supervisor's Report

Field Staff report is provided for Board review.

Chairman Martinez asked if there was any public comment.

Ms. Made asked was there anything the community could do to help with all the issues regarding the dump truck parking on the greenbelts, RV's and other vehicles. How can we get more residents involved with reporting the issues to the correct department.

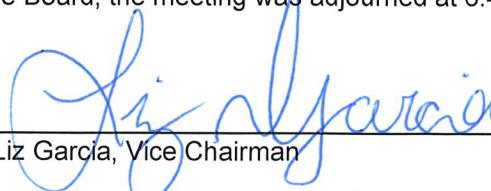
Ms. Kennington-Korf advised when vehicles are found on the greenbelts Field Supervisor Berden takes photographs and sends an email with documentation to all law enforcement, code enforcement and county.

Chairman Martinez advised the District can post on its website directions on who and how to contact the correct department if a resident has a concern or issue. The District does act when an issue or complaint is reported.

Other Business

There being no further business to come before the Board, the meeting was adjourned at 6:45 PM.

ATTEST:


Liz Garcia, Vice Chairman


Maria Taylor, Recording Secretary