

MINUTES
PORT LABELLE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING

March 12, 2026

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 March 12, 2026 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
Liz Garcia --Board Member
Fernando Herrera --Board Member
Nancy Imhoff --Board Member
Nathan Hollis --Board Member
Judi Kennington-Korf -- General Manager
Lupe Taylor -- District Recording Secretary
Ryan Berden -- Field Supervisor
Zack Liebetreu-- District Attorney
Andy Higginbotham -- District Accountant

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

Consent Agenda:

- a. Verification of proper meeting notice
- b. Approval of Board meeting minutes [December 11, 2025]
- c. Accept Board workshop meeting highlights [February 26, 2026]
- d. Was removed from agenda.

Upon motion duly made by Chairman Martinez seconded by Supervisor Herrera, it was RESOLVED AND APPROVED the Consent Agenda was adopted. Item D has been removed
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Chairman Martinez asked if there was any public comment.

Presentation of Audit

Mr. Ryan Schuster, District auditor, provided the 2024-25 Audit. Mr. Schuster stated that this firm provided an unmodified opinion, which is the highest level of scrutiny any auditor can provide. He stated that he found no material weaknesses and no instances of non-compliance. Mr. Schuster reviewed the annual financial statement providing detailed information surrounding the audit and commented the District was in good financial condition. He advised the unassigned funds were substantial.

Upon motion duly made by Chairman Martinez seconded by Supervisor Imhoff, it was RESOLVED AND APPROVED the Audit is accepted as presented.

General Manager's Report:

Item A Resolution 2026-1, FY 2025-26 Adopted Budget, Amended to Audit

Upon motion by Chairman Martinez seconded by Supervisor Hollis and unanimously carried, it was RESOLVED AND APPROVED Resolution 2026-1, a Budget Amendment for the 2025-26 Audited Fund Balance.

Item B Result of Bid 2026-001, Overlay Road Paving Project

Ms. Kennington-Korf during the adoption of the final budget in September, the Board approved \$925,000 for the annual road improvement project. Attached you will find a list of roads totaling approximately 5.8 miles. The bid was opened February 19. The lowest bid of \$1,017,491.20 was submitted by Ajax Paving Industries of FL, LLC. In addition to the GF revenue (\$925,000), an additional \$92,491.20 was applied from the CPF (proceeds from Castle project). After review by the Field Supervisor, District Engineer, a Notice of Award was provided to Ajax. The Board will need to ratify the Bid awarded to Ajax.

Upon motion by Chairman Martinez seconded by Supervisor Herrera and unanimously carried, it was RESOLVED AND APPROVED the Board ratifies the action of the General Manager to award Bid 2026-001, the 2025-26 Overlay Road Paving Project to Ajax Paving Industries of FL, LLC, the lowest qualified bidder, in the amount of \$1,017,491.20.

Item C Request Supplementary Equipment

Ms. Kennington-Korf there is a need for a piece of equipment that will help dig through cap rock when we are making drainage improvements. The cost of the equipment (attached) is \$7,805. Request for the Board to authorize the surplus of an existing piece of equipment on GovDeals that is not needed by the district. It is estimated we could receive \$2,500 (it sells for \$3,920 if purchased new). The remaining funds needed to acquire the equipment is \$5,305. The funds could be taken from the capital expense account or from proceeds from the Castle project.

Upon motion by Chairman Martinez seconded by Supervisor Hollis and unanimously carried, it was RESOLVED AND APPROVED the Board approves purchasing supplemental backhoe equipment needed for drainage projects in the amount of \$7,805. The Board approves surplus one of the unused backhoe buckets to be sold on Gov Deals with proceeds deposited into the CPF.

Item D CHL Holdings, Inc., Sign License Agreements (9/9/2026)

Ms. Kennington-Korf the Board approved a *Permissive Use License Agreement* with Mr. Charles Svirik, Jr., President of CHL Holdings, Inc. on September 9th, 2021 for a sign/monument to be erected at the entrance to Bayan Village on District property. The agreement will mature September 9, 2026 at which time the District will be responsible for maintaining the sign. Changes were made to the property that included the addition of landscape. It is understood additional changes may be forthcoming which could include electric and irrigation enhancements.

Given the changes to the agreement, the Board will need to determine how to proceed. A few options for consideration could include but not be limited to:

1. The agreement could be modified to require the license holder to be responsible for the improvements;
2. The landscape could be removed;
3. The Board could accept the unauthorized changes;
4. The Board could do nothing and leave the sign agreement in place as-is;
5. Another solution or compromise may be found.

Item E Rising Starz Child Care Center Lease (9/30/226)

Ms. Kennington-Korf advised the Board has leased space to the Rising Starz Child Care Center since November 2016. A five-year lease extension was awarded in 2021; it will mature on September 30, 2026. Ms. Karen Thompson is the holder of the lease. The original rental payment for the building was \$1,200 per month; a 3% escalator fee was added. The current payment to the District is \$1,475.85 per month. The Board will need to determine whether to continue to lease to the daycare center with the existing terms and conditions or if they desire to renegotiate the lease.

Item F Chapter 2023-121, required ethics training

Ms. Kennington-Korf advised the Board of the ethics training and Form One must be in by July 1st.

General Counsel Report

Attorney Liebetreu no new business at this time.

Field Supervisor's Report

Field Supervisor report was provided for Board review, with no other business reported.

Other Business

Mr. Ervin, attorney for CHL Holdings brought an issue to the boards attention regarding CHL Holdings lot (1217 Andover Drive) and the district's drainage ditch running all the way through the lot. Advised at this time the lot is unusable to CHL Asked for direction on how to proceed with addressing this issue.

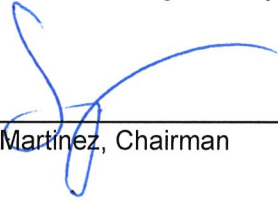
Ms. Kennington-Korf advised the board there are a number of steps that can be done. The first step needed is a survey, once that is done the board can take direction.

Chairman Martinez advised Mr. Ervin to work with Ms. Kennington-Korf to resolve the issue.

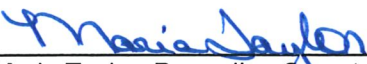
Mr. Ervin advised the board he will work with Ms. Kennington-Korf.

There being no further business to come before the Board, the meeting was adjourned at 6:55 PM.

ATTEST:



Jason Martinez, Chairman



Maria Taylor, Recording Secretary

