

MINUTES
PORT LABELLE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING

July 16, 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 July 16, 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
Nathan Hollis – Assistant Secretary & Board Member
Liz Garcia – Vice Chairman & Board Member
Fernando Herrera – Secretary & Board Member (Excused Absent)
Nancy Imhoff – Treasurer & Board Member (Excused Absent)
Ron Zimmerly – General Manager
Lupe Taylor – District Recording Secretary
Ryan Berden – Field Supervisor
Zach Liebetreu– District Attorney
Andy Higginbotham – District Accountant

The meeting opened with prayer led by Ron Zimmerly followed by the Pledge of Allegiance.

Consent Agenda:

- a. Verification of proper meeting notice
- b. Approval of meeting minutes March 12, 2026; May 28, 2026 & June 23, 2026
- c. Ratify Line of Credit (2000196779) and Authorization, First Bank
- d. Ratify Drug Free Work Place Premium Credit Program Application
- e. Ratify Safety Program Premium Credit Application
- f. Judi Kennington-Korf, General Manager retirement
- g. Ratify Actuarial and Consulting Services Agreement

Upon motion duly made by Chairman Martinez seconded by Supervisor Hollis, it was RESOLVED AND APPROVED the Consent Agenda was accepted as presented.
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Chairman Martinez asked if there was any public comment, there was none.

General Manager's Report

Item A. 2026-2027 Budget Proposed Tentative Budget Public Hearing

Chairman Martinez announced the 2026-2027 Proposed Tentative Budget Public Hearing was duly advertised and was opened.

Mr. Zimmerly, this is the first of three public hearings being held to discuss the proposed tentative 2026-27 general fund and capital fund budgets. The estimated 2026-27 preliminary tax roll value within the District increased over the prior year. The 2025-26 estimated property value totaled \$626,185,087; the 2026-27 estimated property value totaled \$695,577,507 which is over 11% more than the previous year.

The current millage rate is 3.1454%. The rollback rate is 3.1674. The proposed budget options range from 2.2074% - 2.3538%. All the options are less than the rollback rate resulting in a tax decrease. For the 2026-27 fiscal year, the budget was prepared with three options. The options have been prepared relative to road improvements. The budgets presented for consideration range from \$3,729,111 to \$3,829,111.

The suggested budget options were reviewed:

Option A: \$3,729,111.19, Millage Rate: 2.2074
Option B: \$3,779,111.19, Millage Rate: 2.2827
Option C: \$3,829,111.19, Millage Rate: 2.3538

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.

Chairman Martinez asked if there was any public comment.

Mr. Higginbotham voiced his opinion regarding Option C and reducing the millage for the community.

Mr. Cochrane thanked the board for the new road overlay project done in the community and advised he has spoken to Commissioner Iglesias regarding county roads improvements in the Port LaBelle area.

Mr. Zimmerly advised the district engineer, provided a map with all road projects color coded and listed by year project was done.

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

Upon motion duly made by Chairman Martinez seconded by Supervisor Hollis, it was RESOLVED AND APPROVED the Board adopted Resolution 2026-2 approving a proposed tentative millage rate for fiscal year October 1, 2026 to September 30, 2027 in the amount of 2.3538% is hereby approved. A proposed tentative operating budget for fiscal year October 1, 2026 to September 30, 2027 in the amount of \$3,829,111.19 is hereby approved. A proposed tentative Capital Funds Projects Budget for fiscal year October 1, 2026 to September 30, 2027 in the amount of \$1,192,000. is hereby approved. Public hearings to further review and to establish a 2026-2027 final millage rate levy and a final budget for tax year 2026 will be conducted in September for the tentative and final budget public hearings. The public hearings will be advertised and conducted as required by Section §200.065(2)4(c) and §200.065(2)4(d)(3) of the Florida Statutes.

Chairman Martinez called roll:

Supervisor Hollis - Yes
Supervisor Garcia - Yes
Supervisor Martinez – Yes

Motion passes at 5:50 PM

Chairman Martinez closed the Public Hearing at 6:02 PM

Item B. Change designation of Representative for official District business

Board approval is needed for Mr. Ronald Zimmerly, who replaced Ms. Kennington-Korf as General Manager of the District. To perform services required of the District including but not limited to:

1. Financial institutions
 - a. Checking
 - b. Money markets
 - c. Savings accounts
 - d. Line of Credit
 - e. Certificate of Deposit
2. Insurance
 - a. Public Risk Management of Florida, Property & Casualty
 - b. Public Risk Management of Florida, General Health
3. Approve professional contracts
4. Other service needs as directed by the Board of Supervisors

Essential services as described herein require formal approval of the Board of Supervisors and will be reflected in the minutes.

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

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

Item C. FYI

- I. Cowgirl Way & Frontier Resurfacing abnormality
- II. Reminder of Chapter 2023-121, required ethics training
- III. Reminder Form 1, July 1st

General Counsel Report

Monument license agreement
Lease with Rising Starz

Field Supervisor's Report

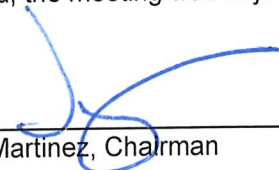
Field Supervisor Berden advised an updated field report was provided for the Board's review.

Chairman Martinez asked if there was any public comment.

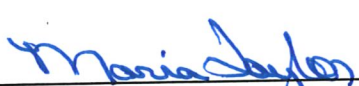
Other Business

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

ATTEST:



Jason Martinez, Chairman



Maria Taylor, Recording Secretary

