

MINUTES OF THE BENT CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bent Creek Community Development District was held on Thursday, March 5, 2026, at 2:30 p.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida 34986.

Present and constituting a quorum were:

Jared Shaver
Bojana Brown
Haley Mall

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Ginger Wald
Andressa Hinz Philippi

District Counsel (by phone)
District Manager

FIRST ORDER OF BUSINESS Roll Call

Ms. Hinz Philippi called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS Organizational Matters

A. Consideration of Appointment of Supervisor to Fill Unexpired Term(s) of Office – Seat #4 (11/2026)

B. Oath of Office for Newly Appointed Supervisor(s)

Ms. Hinz Philippi: The next item would be organizational matters, under tab A we have consideration of appointment of Supervisor to fill unexpired term of office for seat #4, and I would like to know if you have anyone to appoint at this time for seat #4.

Ms. Brown: We do, April Parker.

Mr. Shaver: Yes.

Ms. Hinz Philippi: Ok, so you want to appoint April

March 5, 2026

Bent Creek CDD

On MOTION by Ms. Brown seconded by Mr. Shaver with all in favor, appointing April Parker to fill the unexpired term of office for seat #4 was approved.

Ms. Hinz Philippi: Ok, so April I'm going to administer the oath of office to you, so "I".

Ms. Parker: April Parker.

Ms. Hinz Philippi: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Bent Creek Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Bent Creek Community Development District, Broward County, Florida.

Ms. Parker: I agree.

Ms. Hinz Philippi: Alright, thank you.

C. Election of Officers

Ms. Hinz Philippi: Ok, so since we appointed April we do have to do the election of officers, so what we have for this District is we have Gregory Pettibon as chairman, Jared Shaver as vice chairman, Bojana Brown and Haley Mall as assistant secretaries. If you guys just want to keep the same slate and add April Parker as an assistant secretary we could do that.

Mr. Shaver: Yes.

Ms. Hinz Philippi: Alright, do I have a motion?

On MOTION by Ms. Brown seconded by Mr. Shaver with all in favor, election of officers, keeping the existing slate of officers the same and adding April Parker as an assistant secretary was approved.

March 5, 2026

Bent Creek CDD

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
September 4, 2025 Meeting**

Ms. Hinz Philippi: The next item would be approval of the minutes of the September 4, 2025 meeting. If you have any corrections or changes, please let me know, if not, a motion to approve would be in order.

On MOTION by Mr. Shaver seconded by Ms. Brown with all in favor, the Minutes of the September 4, 2025 meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Hinz Philippi: The next item would be consideration of resolution #2026-01 approving the proposed fiscal year 2027 budget and setting the public hearing. We have some dates, May 7th, June 4th and August 6th, so you want to go with May 7th?

Ms. Brown: Yes.

Mr. Shaver: That's the same as the other one, correct?

Ms. Brown: Yes.

Ms. Hinz Philippi: Ok, so May 7th, so this would be a motion to approve resolution #2026-01 approving the proposed fiscal year 2027 budget and setting of the public hearing at 2160 NW Reserve Park Trace, Port St. Lucie on May 7th at 2:30 p.m.

On MOTION by Mr. Shaver seconded by Ms. Mall with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on May 7, 2026 at 2:30 p.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida was approved.

FIFTH ORDER OF BUSINESS

Appointment of Audit Selection Committee

Audit Selection Committee Meeting:

- A. Opening Audit Selection Committee Meeting**
- B. Roll Call**
- C. Selection of Criteria for Evaluation**
- D. Authorizing RFP**

March 5, 2026

Bent Creek CDD

E. Adjournment

Ms. Hinz Philippi: The next item would be the appointment of audit selection committee, and we can appoint this Board to be the audit selection committee, so I just need a motion to open the audit selection committee meeting.

On MOTION by Ms. Brown seconded by Mr. Shaver with all in favor, opening the Audit Selection Committee Meeting was approved.

Ms. Hinz Philippi: Since we already have a quorum for this meeting, we have the same Board members serving as the audit selection committee, so the roll has been taken care of. The next item would be selection of criteria for evaluation, and if you guys take a look at page 24 of the agenda, we have some criteria of evaluation. One would be ability of personnel, 20 points, next proposer's experience, 20 points, next understanding of scope of work, 20 points, next ability to furnish the required services, 20 points, and price for 20 points. If you guys are good with this selection of the criteria for evaluation for the audit I just need a motion to approve.

On MOTION by Ms. Brown seconded by Mr. Shaver with all in favor, accepting the selection of criteria for evaluation was approved.

Ms. Hinz Philippi: The next item would be authorizing the RFP for the audit, I need a motion to authorize.

On MOTION by Ms. Brown seconded by Ms. Mall with all in favor, authorizing the RFP was approved.

Ms. Hinz Philippi: Then I just need a motion to adjourn the audit selection committee meeting.

On MOTION by Mr. Shaver seconded by Ms. Mall with all in favor, the Audit Selection Committee Meeting was adjourned.

March 5, 2026

Bent Creek CDD

SIXTH ORDER OF BUSINESS Discussion of:

A. Procedures for Landowners Election Meeting – November 5, 2026

B. Procedures for General Election

Ms. Hinz Philippi: Now we'll go back to our regular meeting and the next item would be discussion of procedures for landowners election meeting on November 5, 2026. So, for the landowners election we will have only one seat up for election, seat #5 which is Bojana's seat, and we will send the ballot and the proxy, if that is needed, we only need one person to come to the meeting and vote for the landowners election, so we'll send that information to you guys.

Mr. Shaver: Who wants to get off the CDD Board, is that going to be Bojana or Haley?

Ms. Brown: Haley.

Mr. Shaver: So, do you mind if we switch those seats, seats #3 and #5?

Ms. Wald: No, you can't switch, it doesn't work that way.

Mr. Shaver: Ok.

Ms. Brown: She'd have to resign.

Ms. Wald: Yes, what you would have to do is somebody would have to resign and there would have to be an appointment to the other seat but, the problem that you have is you have two seats, and you'll see in a second as soon as you're done with this, that are going up for general election.

Ms. Hinz Philippi: Yes.

Mr. Shaver: Ok.

Ms. Hinz Philippi: So, then the procedures for the general election, we have seat #3 that is Haley, and seat #4 that now is April Parker, so this will go to a general election in November.

Mr. Shaver: Ok.

Ms. Hinz Philippi: And like we talked about, it would be good to have two residents to be in those seats, so we can approach it that way and clean up whatever we have to do with the engineer, which would be the best step to take.

Mr. Shaver: Ok.

March 5, 2026

Bent Creek CDD

Ms. Wald: And you have to state for the record that the qualifying period June 8, 2026 noon, to June 12, 2026 at noon.

Ms. Hinz Philippi: Yes, that is for the qualifying period for the general election, as I explained at the other meeting just prior to this one. Then of course, if they do not qualify, if we don't have any residents that qualify for that, we can always appoint them in a meeting if that happens.

SEVENTH ORDER OF BUSINESS Staff Reports

Ms. Hinz Philippi: The next item would be staff reports, Ginger, you have something for us?

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee

Ms. Wald: Yes, so in your packet you have a request for the increase and this structure has been in place since 2020, so almost 6 years. We review these usually on a 3-year basis and at this time we are requesting for an increase, and what we're billing right now is \$290 for partners, and \$225 for associates, the CPI for that 6-year period of time is 24.5% but we're not asking for that, what we're asking is for a lower amount, and to increase to \$325 per hour for partners, and \$250 per hour for associates. So, it is approximately a \$35 increase for partners, and a \$25 increase for associates, and we are making this request not for this fiscal year but, to commence for next fiscal year starting on October 1, 2026, and I can entertain any questions that you may have, and if not, we request a motion to approve with that effective date.

On MOTION by Ms. Brown seconded by Ms. Mall with all in favor, accepting the request for adjustment to District Counsel fee effective October 1, 2026 was approved.

B. Engineer

Ms. Hinz Philippi: So for the engineer, we have a report from our engineer, Michael LaCoursiere, and I think there are some items that we have to work on to be able to close out some outstanding permits. So, I just wanted to make sure you guys had that and we can work it out, and you guys can let me know for the next meeting.

Mr. Shaver: No problem.

March 5, 2026

Bent Creek CDD

Ms. Hinz Philippi: And we have to meet on May 7th anyway for our adoption of the budget, so by then you can let me know how that is going.

Mr. Shaver: Ok.

C. Manager – Final Approval of the FY2024-FY2025 Report Performance Measures and Standards

Ms. Hinz Philippi: So, for me, I have the final approval for the FY2024-2025 report performance measures and standards. I need a motion to approve and ratify the report.

On MOTION by Ms. Brown seconded by Ms. Mall with all in favor, final approval and ratification of the FY2024-FY2025 Report Performance Measures and Standards was approved.

Ms. Hinz Philippi: Then also, since we are approving the report for 2025, do you guys want to make a motion to approve the same performance measures and standards for 2026 at this point?

On MOTION by Ms. Brown seconded by Mr. Shaver with all in favor, accepting the Performance Measures and Standards for Fiscal Year 2026 was approved.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Summary of Invoices

B. Acceptance of Unaudited Financials

Ms. Hinz Philippi: The next item would be financial reports, tab A is the approval of the summary of invoices, and tab B is the acceptance of the unaudited financials. If you have any questions, please let me know; if not, a motion to approve would be in order.

On MOTION by Ms. Mall seconded by Mr. Shaver with all in favor, the Summary of Invoices and the Unaudited Financials were approved.

March 5, 2026

Bent Creek CDD

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Hinz Philippi: The next item would be Supervisor’s requests. Do I have any at this point?

Ms. Brown: No.

Ms. Hinz Philippi: Not hearing any, we do not have any audience for the record.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Hinz Philippi: I just need a motion to adjourn.

On MOTION by Ms. Parker seconded by Ms. Brown with all in favor, the Meeting was adjourned.

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Andressa Hinz Philippi
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Secretary / Assistant Secretary

DocuSigned by:
Jared Shaver
324CF66C1322442...
Chairman / Vice Chairman

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Signer Events

Andressa Hinz Philippi

AHPilippi@gmssf.com

Assistant Secretary

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Signature

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2601:58b:c84:ed60:2918:7c73:7b58:12cc

Electronic Record and Signature Disclosure:

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Jared Shaver

Jared.Shaver@lennar.com

Land Development Manager

Lennar Homes LLC

Security Level: Email, Account Authentication (None)

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Electronic Record and Signature Disclosure:

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In Person Signer Events

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Editor Delivery Events

Status

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

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Witness Events

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Notary Events

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Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

5/26/2026 7:22:44 AM

Certified Delivered

Security Checked

5/27/2026 7:40:02 AM

Envelope Summary Events	Status	Timestamps
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Completed	Security Checked	6/1/2026 7:03:02 AM

Payment Events	Status	Timestamps
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