

**MINUTES OF MEETING
TOMOKA NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Tomoka North Community Development District held a Special Meeting on June 15, 2026 at 10:30 a.m., at the offices of Cobb Cole, One Daytona Blvd., Suite 600, Daytona Beach, Florida 32114.

Present:

Scott Bullock
Carl Lentz
Ethan Bullock

Chair
Assistant Secretary
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez
Mark Watts
Daniel Schmitt
Chuck Jewell

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Highland Homes
Highland Homes

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rodriguez called the meeting to order at 10:30 a.m.

Supervisors Scott Bullock, Ethan Bullock, and Lentz were present. Supervisor Henige was absent. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment to Fill Vacant Seat
5; Term Expires November 2026**

This item was deferred.

TOMOKA NORTH CDD

June 15, 2026

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided under separate cover)**
- A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2025/Instructions**
- B. **Membership, Obligations and Responsibilities**
- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Rodriguez presented Resolution 2026-02. He reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes.

On MOTION by Mr. Scott Bullock and seconded by Mr. Ethan Bullock, with all in favor, Resolution 2026-02, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 18, 2026 at 10:30 a.m., at The Offices of Cobb Cole, One Daytona Blvd., Suite 600, Daytona Beach 32114; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

TOMOKA NORTH CDD

June 15, 2026

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [Seats 1, 2 & 5]

Mr. Rodriguez presented Resolution 2026-03. Seats 1, 2, currently held by Supervisors Scott Bullock and Ethan Bullock, respectively, and Seat 5, currently vacant, will be up for election at the Landowners' Election.

This item was deferred.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

A. October 1, 2024 - September 30, 2025 [Posted]

Mr. Rodriguez noted that the 2025 Goals and Objectives Reporting was completed.

B. October 1, 2025 - September 30, 2026

Mr. Rodriguez presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Scott Bullock and seconded by Mr. Ethan Bullock, with all in favor, the 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

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NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2026**

On MOTION by Mr. Scott Bullock and seconded by Mr. Ethan Bullock, with all in favor, the Unaudited Financial Statements as of April 30, 2026, were accepted.

TENTH ORDER OF BUSINESS

**Approval of June 13, 2025 Public Hearing
and Regular Meeting Minutes**

On MOTION by Mr. Scott Bullock and seconded by Mr. Lentz, with all in favor, the June 13, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Cobb Cole**
- B. District Engineer: Parker Mynchenberg & Associates, Inc**
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC**
 - NEXT MEETING DATE: TBD**
 - QUORUM CHECK**

The next meeting will be held on August 18, 2026 at 10:30 a.m.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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**On MOTION by Mr. Lentz and seconded by Mr. Scott Bullock, with all in favor,
the meeting adjourned at 10:38 a.m.**

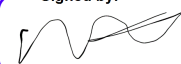
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

TOMOKA NORTH CDD

June 15, 2026

Jill Burns

Secretary/Assistant Secretary

Signed by:

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Chair/Vice Chair