

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

The Board of Supervisors of the Tomoka North Community Development District held a Special Meeting on July 24, 2026 at 1:30 a.m., at the offices of Cobb Cole, One Daytona Blvd., Suite 600, Daytona Beach, Florida 32114.

Present:

Scott Bullock
Ethan Bullock
Victoria Henige

Chair
Vice Chair
Assistant Secretary

Also present:

Ernesto Torres
Felix Rodriguez
Mark Watts
Kevin Lee (via telephone)
Daniel Schmitt
Milton Andrade
Jill Burns

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:04 p.m.

Supervisors Scott Bullock, Ethan Bullock, and Henige were present. Supervisor Lentz 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**

Brian Walsh was nominated to fill Seat 5. No other nominations were made.

TOMOKA NORTH CDD

July 24, 2026

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the appointment of Brian Walsh to fill Seat 5, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided under separate cover)**

This item was deferred.

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

Board Transition

A. Acceptance of Resignations of Supervisors

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the resignation of Ethan Bullock from Seat 2, was accepted.

The remaining resignations occurred during Item 4B.

B. Consider Appointments to Fill Unexpired Terms

- **Seat 1; Term Expires November 2026**

This item was deferred.

- **Seat 2; Term Expires November 2026**

Daniel Schmitt was nominated to fill Seat 2. No other nominations were made.

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige, with all in favor, the appointment of Daniel Schmitt to fill Seat 2, was approved.

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Daniel Schmitt. He provided and explained the items listed in the Third Order of Business before the meeting.

TOMOKA NORTH CDD**July 24, 2026**

On MOTION by Mr. Scott Bullock and seconded by Mr. Schmitt, with all in favor, the resignation of Victoria Henige from Seat 4, was accepted.

- **Seat 4; Term Expires November 2028**

Milton Andrade was nominated to fill Seat 4. No other nominations were made.

On MOTION by Mr. Scott Bullock and seconded by Mr. Schmitt, with all in favor, the appointment of Milton Andrade to fill Seat 4, was approved.

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Milton Andrade. He provided and explained the items listed in the Third Order of Business before the meeting.

On MOTION by Mr. Andrade and seconded by Mr. Scott Bullock, with all in favor, the resignation of Carl Lentz from Seat 3, was accepted.

- **Seat 3; Term Expires November 2028**

Mr. Bullock nominated Brent Elliott to fill Seat 3. No other nominations were made.

On MOTION by Mr. Andrade and seconded by Mr. Scott Bullock, with all in favor, the appointment of Brent Elliott to fill Seat 3, was approved.

C. Administration of Oath of Office to Appointed Supervisors

The Oaths of Office were administered during Item 4B.

FIFTH ORDER OF BUSINESS

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

Mr. Torres presented Resolution 2026-01. Mr. Andrade nominated the following slate:

Milton Andrade	Chair
Brian Walsh	Vice Chair
Daniel Schmitt	Assistant Secretary
Brent Elliott	Assistant Secretary
Scott Bullock	Assistant Secretary

This Resolution removed the following from the Board:

Ethan Bullock	Vice Chair
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TOMOKA NORTH CDD

July 24, 2026

Carl Lentz Assistant Secretary

Victoria Henige Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell Secretary

Ernesto Torres Assistant Secretary

Felix Rodriguez Assistant Secretary

Craig Wrathell Treasurer

Jeff Pinder Assistant Treasurer

The slate of officers will be reconsidered at the next meeting, once the full transition has occurred.

On MOTION by Mr. Andrade and seconded by Mr. Scott Bullock, with all in favor, Resolution 2026-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of FY2027 Budget Funding Agreement

Mr. Torres presented the Fiscal Year 2027 Budget Funding Agreement.

On MOTION by Mr. Andrade and seconded by Mr. Scott Bullock, with all in favor, the Fiscal Year 2027 Budget Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

NEXT MEETING DATE: August 18, 2026 at 10:30 AM [Adoption of FY2027 Budget]

○ **QUORUM CHECK**

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

- **Termination of Wrathell, Hunt and Associates, LLC District Management Services Agreement and Engagement of GMS**

This item was an addition to the agenda.

TOMOKA NORTH CDD

July 24, 2026

On MOTION by Mr. Andrade and seconded by Mr. Scott Bullock, with all in favor, terminating the District Management Services Agreement with Wrathell, Hunt and Associates, LLC and authorizing District Counsel to prepare and send the Termination Letter; engaging GMS for District Management Services and authorizing District Counsel to prepare the District Management Services Agreement with GMS, were approved.

On MOTION by Mr. Andrade and seconded by Mr. Scott Bullock, with all in favor, the GMS District Manager Services Agreement, in substantial form, and authorizing the Chair to execute, was approved.

NINTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Scott Bullock and seconded by Mr. Andrade, with all in favor, the meeting adjourned at 1:21 p.m.

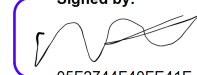
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

TOMOKA NORTH CDD

July 24, 2026

Jill Burns

Secretary/Assistant Secretary

Signed by:

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Chair/Vice Chair