

**MINUTES OF MEETING
CLEAR SPRINGS STEWARDSHIP DISTRICT**

The Board of Supervisors of the Clear Springs Stewardship District held a Public Hearing and Regular Meeting on September 29, 2025 at 1:00 p.m., at 6105 Spirit Lake Rd., Winter Haven, Florida 33880.

Present:

Patrick Carroll
Kyle Gashaw
Craig Underhill

Chair
Vice Chair
Assistant Secretary

Also present:

Ernesto Torres
Craig Wrathell (via telephone)
Jonathan Johnson (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:05 p.m.

Supervisors Carroll, Gashaw and Underhill were present. Supervisors Goodman and Strahan were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-08, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2025/2026; Amending Resolution 2025-04 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2025-08.

On MOTION by Mr. Carroll and seconded by Mr. Gashaw, with all in favor, Resolution 2025-08, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2025/2026; Amending Resolution 2025-04 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-09. He reviewed the proposed Fiscal Year 2026 budget, which is being funded at \$29,190. Asked if the District will request the balance at the end of the year if it comes in underbudget, Mr. Wrathell stated Management does not ask for any additional revenue, as the goal is not to build up additional fund balance.

On MOTION by Mr. Carroll and seconded by Mr. Underhill, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Gashaw and seconded by Mr. Underhill, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Carroll and seconded by Mr. Gashaw, with all in favor, Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Budget Funding Agreement
FY 2026**

Mr. Torres presented the Budget Funding Agreement between the CDD and the Clear Springs Land Company, LLC., which states that the district shall only request, as part of the funding obligation, that the Developer fund the actual expenses of the district. The Developer is not required to fund the total General Fund budget.

On MOTION by Mr. Carroll and seconded by Mr. Underhill, with all in favor, the Budget Funding Agreement FY 2026, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Location for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Torres stated the Resolution states that the CDD will meet on an as-needed basis.

This item was tabled.

SEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

A. FY2025

- **Authorization of Chair to Approve Findings Related to FY2025 and Objectives Reporting**

B. FY2026

- **Authorization of Chair to Approve Findings Related to FY2026 Goals and Objectives Reporting**

Mr. Torres presented the Fiscal Year Special Districts Performance Measures and Standards Annual Reporting Form for Fiscal Year 2025 and Fiscal Year 2026.

Mr. Wrathell noted that the district does not currently own any infrastructure and has not been inspected since technically, the district does not currently have a District Engineer.

Asked if this item needs to be modified, Mr. Johnson stated it could be marked as not applicable or stricken altogether.

On MOTION by Mr. Gashaw and seconded by Mr. Carroll, 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, as amended, were approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

On MOTION by Mr. Gashaw and seconded by Mr. Carroll, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of June 27, 2025 Special Meeting and Public Hearing Minutes

On MOTION by Mr. Gashaw and seconded by Mr. Underhill, with all in favor, the June 27, 2025 Special Meeting and Public Hearing Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Manager: Wrathell, Hunt and Associates, LLC

- **0 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: TBD**

ELEVENTH ORDER OF BUSINESS

Public Comments

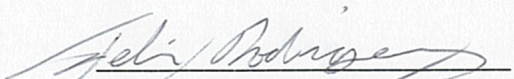
No members of the public spoke.

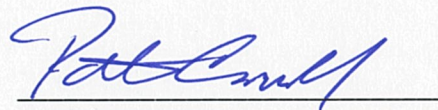
TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gashaw and seconded by Mr. Underhill, with all in favor, the meeting adjourned at 1:17 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair