

**MINUTES OF MEETING
PACIFIC ACE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Pacific Ace Community Development District held a Public Hearing and Regular Meeting on September 18, 2025 at 2:00 p.m., at the Hampton Inn & Suites by Hilton, 2200 E Hwy 50, Clermont, Florida 34711.

Present:

Steve McConn	Chair
Jeff Myers	Assistant Secretary
Steve White	Assistant Secretary
Susan Carter	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Mary Grace Henley	District Counsel
Alex Sorondo (via telephone)	District Engineer
Jorge Miranda (via telephone)	Empire Management
Oscar Trujillo	Empire Management

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Lansford called the meeting to order at 2:00 p.m.

Supervisors Carter, White and Myers were present. Supervisor McConn was not present at roll call. Supervisor Dare was not present.

On MOTION by Mr. Myers and seconded by Mr. White, with all in favor, amending the agenda to include consideration of a proposal from Wind River Environmental for Sanctuary Lift Station Maintenance, was approved.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Amended Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Further Budget Amendments; and Providing an Effective Date

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

Ms. Lansford presented Resolution 2025-14.

Ms. Henley noted that the Third, Fourth and Fifth Orders of Business relate to advance funding of additional assessments.

Ms. Suit stated that a line item was added to the budget to reflect delinquent on-roll revenues for Fiscal Year 2025.

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Myers and seconded by Mr. White, with all in favor, Resolution 2025-14, Relating to the Annual Appropriations and Adopting the Amended Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Further Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

- A. Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

- C. Consideration of Resolution 2025-15, Confirming a Prior Determination of Benefit and Imposing Additional Special Assessments for Fiscal Year 2026; Providing for the**

Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Amended Assessment Roll; Providing for Further Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Lansford presented Resolution 2025-15.

Ms. Suit noted that Mailed Notices were sent only to property owners whose assessments were delinquent.

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Myers and seconded by Mr. White, with all in favor, Resolution 2025-15, Confirming a Prior Determination of Benefit and Imposing Additional Special Assessments for Fiscal Year 2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Amended Assessment Roll; Providing for Further Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Amended and Restated Fiscal Year 2026 Budget Deficit Funding Agreement

Ms. Henley presented the Amended and Restated Fiscal Year 2026 Budget Deficit Funding Agreement.

On MOTION by Mr. Myers and seconded by Mr. White, with all in favor, the Amended and Restated Fiscal Year 2026 Budget Deficit Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals in Response to RFP for Landscape & Irrigation Maintenance Services

A. Respondents

Ms. Lansford noted that \$190,680 is budgeted for this expense for Fiscal Year 2026. Three responsive bids were received.

I. Evergreen Outdoor Service, LLC

Bid: \$100,920

II. Floralawn

Bid: \$110,271.12

III. Prince & Sons, Inc.

Bid: \$142,260

B. Bid Summary

The Bid Summary was included for informational purposes.

The Board and Staff discussed and considered the proposals, scope of work, pricing, and separate bidding per cubic yard for mulch.

Mr. McConn joined the meeting at 2:09 p.m.

Mr. Trujillo noted that all contractors are large commercial contractors that can fulfill the contract thoroughly.

C. Award of Contract

On MOTION by Mr. Myers and seconded by Mr. White, with all in favor, ranking Evergreen Outdoor Service, LLC as the #1 ranked respondent to the RFP for Landscape & Irrigation Maintenance Services, and ranking Floralawn as the #2 ranked respondent, authorizing District Staff to negotiate an agreement with the #1 ranked respondent and to commence negotiations with the #2 ranked respondent if the #1 ranked respondent cannot fulfill the obligations, was approved.

Ms. Lansford stated that upon execution of the contract, the 30-day Notice of Termination will be sent to the current vendor; new service will likely begin on November 1, 2025.

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, authorizing Staff to issue the 30-day Notice of Termination to the current landscape vendor, was approved.

Ms. Lansford presented the FY2026 Property Maintenance Schedule.

Discussion ensued regarding insuring vertical improvements and decorative streetlights on the Inland Marine schedule, premium increases, additional insurable property, and revisions to the Property Maintenance Schedule.

Staff will review the contracts and update the Property Maintenance Schedule, including the addition of irrigation systems, controllers, pump stations, pool furniture, umbrellas, and tables; removing the wall around the lift station pending review of the Agreement; and adding four chain link fences.

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, the FY2026 Property Maintenance Schedule, as amended, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Poulos & Bennett, LLC Proposal for Professional Civil Engineering Services/Work Authorization No. 4 [Maintenance Map]

Ms. Lansford Suit presented Poulos & Bennett, LLC Proposal for Professional Civil Engineering Services/Work Authorization No. 4.

It was noted that the Maintenance Map will include Phase 5, when it is transferred.

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, Poulos & Bennett, LLC Proposal for Professional Civil Engineering Services/Work Authorization No. 4 for development of a Maintenance Map, in a lump sum amount of \$4,000 plus reimbursable expenses in an hourly estimated amount in accordance with Exhibit B in the amount of \$500, was approved.

NINTH ORDER OF BUSINESS

Discussion: Duke Energy One, Inc. Lighting Services Agreement 25049DE1F

Ms. Henley presented Duke Energy One, Inc. Lighting Services Agreement 25049DE1F.

Discussion ensued regarding revisions to the Agreement, the addition of light fixtures and the removal of solar.

It was noted that Phase 1 streetlights are serviced by SECO rather than Duke.

Ms. Suit noted that the lift station was sold to the Sunshine Water Control District and is not a CDD asset; the only CDD asset is the wall that was required by that Agreement.

Ms. Lansford noted that the Phases 2, 3, 4 and 5 streetlights are serviced by Duke. The Agreement will be reviewed and costs will be provided for the addition of light fixtures by street for Phases 2 through 5.

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, Duke Energy One, Inc. Lighting Services Agreement 25049DE1F, as discussed, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2025

The Board and Staff discussed overages in the Legal and Engineering line items related to solar lighting and insurance matters. It was noted that some invoices coded to the “General maintenance” line item might be coded differently in the future.

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of July 17, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, the July 17, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

Ms. Henley reminded the Board Members to complete the required four hours of ethics training by December 31, 2025; links to courses will be emailed upon request.

Ms. Henley stated that damages will be submitted to Aegis as soon as possible; updates will be provided.

B. District Engineer: Poulos & Bennett, LLC

There was no report.

C. Property Manager: Empire Management

- **Consideration of Proposal from Wind River Environmental for Sanctuary Lift Station Maintenance**

This item was an addition to the agenda.

Mr. Trujillo presented the Wind River Environmental proposal for Sanctuary Lift Station Maintenance.

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, the Wind River Environmental Proposal for Sanctuary Lift Station Maintenance, as presented, was approved.

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

- **NEXT MEETING DATE: October 16, 2025 at 2:00 PM**
 - **QUORUM CHECK**

The October 16, 2025 meeting will be canceled.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

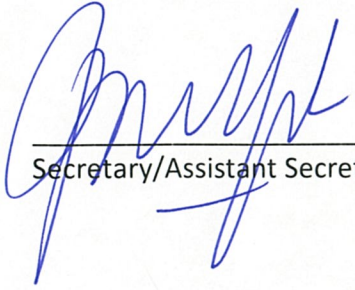
No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McConn and seconded by Mr. Myers, with all in favor, the meeting adjourned at 2:33 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair