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MINUTES OF MEETING
CREEKSIDE
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Creekside Community Development District was held on Thursday, June 11, 2026, at 2:00 p.m. at W. Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, Florida.

Present and constituting a quorum were:

Tim Gee	Chairman
Wyatt Rudd	Assistant Secretary
Michael Folstein	Assistant Secretary
Dawn Litrenta	Assistant Secretary

Also present were:

Andressa Hinz Philippi	District Manager
Ashley Ligas	District Counsel (by phone)
Jonathan Gomes	District Engineer (by phone)
Several Residents	

FIRST ORDER OF BUSINESS — Roll Call

Ms. Hinz Philippi called the meeting to order and call the roll.

SECOND ORDER OF BUSINESS — Organizational Matters

A. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office – Seat 3 (11/2026)
B. Oath of Office for Newly Appointed Supervisor(s)
C. Electing Officer(s)

Ms. Hinz Philippi: The next would be organizational matters, we have seat 3 that is still open if you guys have anyone that you want to appoint at this time, and if not, we can table for the next meeting.

Mr. Rudd: Yes, we can table that.

Ms. Hinz Philippi: Alright.

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THIRD ORDER OF BUSINESS Approval of the Minutes of the February 12, 2026 Meeting

Ms. Hinz Philippi: The next item would be approval of the minutes of the February 12, 2026 on page 5. If you have any additions, corrections, or deletions I can take those, if not, a motion to approve would be in order.

> On MOTION by Mr. Rudd seconded by Mr. Folstein with all in favor, the Minutes of February 12, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS Consideration of:

A. Resolution #2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Hinz Philippi: The next item would be consideration of resolution #2026-05 approving the proposed fiscal year 2027 budget and setting up the public hearing. The first part of the resolution is approving the proposed budget, the second part would be setting a date for the public hearing, and we can go take a look at the budget. If you guys have any questions, and like I said there was a lot of cleanup that happened because of the Series 2006 bonds but, if you guys have any questions or if are good with the budget, we can address those, and if not, I would be looking for a motion to approve the proposed fiscal year 2027 budget and then set up the public hearing for this new location and August 13th which would be our first date because we need 60 days from today and August 13th would be our next scheduled meeting. So, the motion would be to approve the resolution of the Board of Supervisors of the Creekside Community Development District approving proposed budget for fiscal year 2027; setting a public hearing thereon and directing publication; addressing transmittal and posting requirements; addressing severability and effective date. So, that is the motion for August 13th at 2:00 p.m. at W. Executive Suites, LLC, at 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, Florida.

> On MOTION by Mr. Gee seconded by Mr. Rudd with all in favor, Resolution #2026-05 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on August 13, 2026 at 2:00 p.m. at 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, Florida was approved.

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B. Resolution #2026-06 Ratifying, Confirming and Approving the Settlement and Restructuring of the Series 2006 Bonds

1) **Composite Exhibit A- Original Settlement Agreement, as amended by the First Amendment**
2) **Exhibit B – Revised Amortization Schedule**
3) **Exhibit C – Revised 2006 Assessment Roll**

Ms. Hinz Philippi: The next item would be resolution #2026-06 ratifying, confirming and approving the settlement restructuring of the Series 2006 Bonds on page 27. Ashley, do you want to talk a little bit about items 1 through 3?

Ms. Ligas: Sure. So, the first thing is the original settlement agreement as amended by the first amendment, and I can pause there if anybody has any questions about that. The second item is the revised amortization schedule, which is exhibit B, and then for exhibit C there's a revised 2006 assessment roll. Does anybody have any questions about this, I know it was presented at a prior meeting and we had to work some stuff out with trustee's counsel but, the settlement terms are the same as what was approved previously, this is just ratifying the final version.

Ms. Hinz Philippi: Ok, thank you. So, it would be a motion to approve resolution#2026-06 ratifying, confirming and approving the settlement and restructuring of the Series 2006 Bonds and also items #1 to #3 or exhibits A, B and C.

> On MOTION by Mr. Gee seconded by Mr. Rudd with all in favor, Resolution #2026-06 ratifying, confirming and approving the settlement and restructuring of the Series 2006 Bonds along with Exhibits A, B, and C were approved.

C. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026

Mr. Earlywine: The next item will be engagement letter with Grau & Associates on page 92, and if you guys have any questions I can take those. This is the firm that we have used in the past, so if there are no questions, I'm just looking for a motion to approve the engagement letter. This firm was selected before, you guys had approved Grau but, now we're just bringing you the engagement letter with them.

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> On MOTION by Ms. Litrenta seconded by Mr. Gee with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved.

FIFTH ORDER OF BUSINESS Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Ms. Hinz Philippi: The next item would be the acceptance of the audit for fiscal year ending September 30, 2025. This is a clean audit, we are in compliance, so I just need a motion from the Board to accept the audit.

> On MOTION by Mr. Rudd seconded by Mr. Folstein with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS Ratification of:

A. First Amendment to Settlement Agreement with U.S. Bank Trust Company, National Association

B. Second Amendment to Land Purchase Contract with D.R. Horton, Inc.

Ms. Hinz Philippi: The next item would be ratification of the first amendment to settlement agreement with U.S. Bank Trust Company, National Association, and item B for ratification is the second amendment to land purchase contract with D.R. Horton, Inc on page 156. Do you guys have any questions, if not, I'm looking for a motion to ratify items A and B. Again, this was already preapproved, this is just a ratification of the items and we put them on the agenda to bring it back to the Board and make it part of the record.

> On MOTION by Mr. Gee seconded by Mr. Rudd with all in favor, ratifying items A and B listed above was approved.

SEVENTH ORDER OF BUSINESS Discussion of Procedures for the General Election

Ms. Hinz Philippi: The next item would be discussion of procedures for the general election on page 159. So, we have two seats coming up for election, seat #1 and seat #3, and seat #3 is the seat that is open, and seat #1 is Tim. These two seats are going to be coming up for the general election on November 3rd. So if a resident qualified for the seat, then they are going to be elected by the public, or if they don't have an opponent then they

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are going to be elected to the seat without event a vote. So, if someone goes and qualifies for the seat, and they don't have anybody running against them, they get the seat.

Mr. Gee: Ok, sure.

Ms. Hinz Philippi: So that's the two things I needed to let you know.

Mr. Gee: What if nobody runs?

Ms. Hinz Philippi: Then you are a holdover in that seat, meaning you are held over until we can get somebody to take that seat.

Mr. Gee: And would we have to wait another year to do a special runoff or is that like a yearly thing?

Ms. Hinz Philippi: No, it's like every 2 years.

Mr. Gee: Ok, alright.

Ms. Hinz Philippi: And it's true, like if we have Wyatt, Michael and Dawn, we have a quorum, the problem with that is nobody can be absent for the quorum, so you don't have anybody else to call for the meeting but, we can make it, but it would be good if you had another person, and maybe Dawn can help to find some resident that could be a good match for this Board.

Mr. Gee: Sure, ok.

Ms. Hinz Philippi: So, because of that, these two seats are going to be open and the qualifying period has already passed but, you have until tomorrow at 12:00 noon. So, if you don't have anyone qualifying, and you find somebody that wants to be on the Board, by the time November comes, you can appoint them, like this Board can appoint a resident for that seat. You cannot appoint a developer person but, you can appoint a resident because they did not qualify for the general election but, if they sit in a general election seat as a resident it's ok to appoint them.

Mr. Gee: Got it, ok.

EIGHTH ORDER OF BUSINESS Staff Reports

Ms. Hinz Philippi: Alright, the next item would be staff reports, Ashley, do you have anything for us?

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A. Attorney

Ms. Ligas: I do not unless you all have any questions or issue for me.

B. Engineer

Ms. Hinz Philippi: Alright, Jonathan, now it's your turn, do you have anything for us?

Mr. Gomes: Nothing to add to the staff report, I'll just share that parcel E there's townhomes that are going vertical and I think we're at five finished townhomes now, so I think by next quarter we'll have another update as far as units sold that we can add to the quarterly update.

Ms. Hinz Philippi: Thank you so much.

C. Manager – Selection of District Records Office within St. Lucie County

Ms. Hinz Philippi: The next item would be for me, I'd like to ask for a motion to select this office here as the office that we're going to be holding our meetings, and also the District records office because we need to have a records office within St. Lucie County, so I just need a motion for both.

> On MOTION by Ms. Litrenta seconded by Mr. Gee with all in favor, selecting the District records office within St. Lucie County as W Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, Florida was approved.

NINTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Check Register

B. Acceptance of Unaudited Financials

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

> On MOTION by Mr. Folstein seconded by Mr. Gee with all in favor, the Check Register and the Unaudited Financials were approved.

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TENTH ORDER OF BUSINESS — Supervisors Requests and Audience Comments

Ms. Hinz Philippi: Are there any Supervisor's requests at this time? Not hearing any, are there any audience comments?

ELVENTH ORDER OF BUSINESS — Adjournment

Ms. Hinz Philippi: Not hearing any, we need a motion to adjourn.

> On MOTION by Mr. Folstein seconded by Mr. Rudd with all in favor, the Meeting was adjourned.

DocuSigned by:
Andressa Hinz Philippi
87D36639F35A4C3...
Secretary / Assistant Secretary

Signed by:
Tim Gill
802D6F3D7DC74F9...
Chairman / Vice Chairman

Certificate Of Completion

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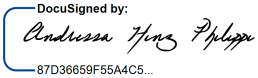
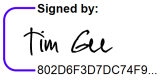
Andressa Hinz Philippi AHPhilippi@gmssf.com Assistant Secretary Security Level: Email, Account Authentication (None)	DocuSigned by:  87D36659F55A4C5... Signature Adoption: Pre-selected Style Using IP Address: 2601:58b:c84:ed60:6db0:b6c3:64d7:2517	Sent: 8/19/2026 10:16:42 AM Viewed: 8/19/2026 2:12:22 PM Signed: 8/19/2026 2:13:04 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Tim Gee TGee@drhorton.com Chairman Security Level: Email, Account Authentication (None)	Signed by:  802D6F3D7DC74F9... Signature Adoption: Pre-selected Style Using IP Address: 136.226.59.108	Sent: 8/19/2026 10:16:42 AM Viewed: 8/19/2026 12:40:54 PM Signed: 8/19/2026 12:41:28 PM
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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/19/2026 10:16:43 AM
Certified Delivered	Security Checked	8/19/2026 12:40:54 PM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	8/19/2026 12:41:28 PM
Completed	Security Checked	8/19/2026 2:13:04 PM

Payment Events	Status	Timestamps