

**MINUTES OF MEETING
SUNRISE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Sunrise Community Development District held a Special Meeting on May 29, 2025 at 1:00 p.m., at the Susan Broom Kilmer (formerly Fort Pierce) Branch Library, 101 Melody Lane, Fort Pierce, Florida 34950.

Present:

Brent Howells
James Hall
Rosa Romero

Chair
Vice Chair
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti
Jere Earlywine (via telephone)
Wesley Mills (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
Kutak Rock LLP
District Engineer & Supervisor-Elect

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:04 p.m.

Supervisor Howells, Hall and Romero were present. Supervisor-Elect Jason Short was not present. Ms. Cerbone explained that Supervisor-Elect Mills is attending via telephone but will not participate as a Board Member, since he is the District Engineer and has not been sworn in; his participation in the meeting will be strictly as the District Engineer.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors [Wesley Mills - Seat 4, Jason Short - Seat 5] (the following to be provided under separate cover)

This item was deferred.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/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 2025-01, Electing and Removing Officers of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-01. Mr. Howells nominated the following slate:

Chair	Brent Howells
Vice Chair	James Hall
Assistant Secretary	Rosa Romero
Assistant Secretary	Chris Conti

No other nominations were made.

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

Secretary	Craig Wrathell
Assistant Secretary	Cindy Cerbone
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

On MOTION by Mr. Howells and seconded by Mr. Hall, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-02. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year

2025 budget, and explained the reasons for any changes. This is a Landowner-contribution budget with expenses funded as they are incurred.

On MOTION by Mr. Howells and seconded by Mr. Hall, with all in favor, Resolution 2025-02, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 8, 2025 at 1:00 p.m., at the Susan Broom Kilmer Branch Library, 101 Melody Lane Fort Pierce, Florida 34950; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Remainder of Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

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

This item was deferred.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Ratifying the Amendment to Resolution 2024-21 to Re-Set the Date, Time and Location of the Public Hearing to Consider and Hear Comment on the Adoption of Rules of Procedure; Providing a

Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-06.

On MOTION by Mr. Howells and seconded by Mr. Hall, with all in favor, Resolution 2025-06, Ratifying the Amendment to Resolution 2024-21 to Re-Set the Date, Time and Location of the Public Hearing to August 8, 2025 at 1:00 p.m., at the Susan Broom Kilmer Branch Library, 101 Melody Lane Fort Pierce, Florida 34950, to Consider and Hear Comment on the Adoption of Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

- A. Resolution 2025-07, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**
- B. Presentation of Master Engineer's Report**
- C. Presentation of Master Special Assessment Methodology Report**
- D. Resolution 2025-08, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing For An Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

These items were deferred.

ELEVENTH ORDER OF BUSINESS

Consideration of Acquisition Agreement

This item was deferred.

TWELFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2025**

On MOTION by Ms. Romero and seconded by Mr. Howells, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS

**Approval of August 29, 2024 Public
Hearing, Regular Meeting and Audit
Committee Meeting Minutes**

On MOTION by Mr. Howells and seconded by Ms. Romero, with all in favor, the August 29, 2024 Public Hearing, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Mills, Short & Associates

There were no District Counsel or District Engineer reports.

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

- **Property Insurance on Vertical Assets**

This is a reminder to secure property insurance once the CDD has vertical assets.

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

The next meeting will be on August 8, 2025 at 1:00 p.m.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Howells and seconded by Ms. Romero, with all in favor, the meeting adjourned at 1:20 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair