MINUTES OF MEETING
SUNRISE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Sunrise Community Development District held a Regular Meeting on May 1, 2026 at 1:00 p.m., at the Fairfield Inn & Suites Ft. Pierce, 6502 Metal Drive, Fort Pierce, Florida 34945.

Present:

Brent Howells	Chair
James Hall	Vice Chair
Rosa Romero	Assistant Secretary

Also present:

Chris Conti	District Manager
Jere Earlywine (via telephone)	Kutak Rock LLP

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Conti called the meeting to order at 1:01 p.m.

Supervisors Howells, Hall and Romero were present. Supervisors-Elect Jason Short and Wesley Mills were absent.

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

This item was deferred.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Conti presented Resolution 2026-02. He reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 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 Ms. Romero, with all in favor, Resolution 2026-02, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 7, 2026 at 1:00 p.m., at the Fairfield Inn & Suites Ft. Pierce, 6502 Metal Drive, Fort Pierce, Florida 34945; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Providing for**

Severability and an Effective Date [November 3, 2026 - Seats 3, 4 & 5]

Mr. Conti presented Resolution 2026-03. Seats 3, currently held by Supervisor Romero, and Seats 4 and 5, currently held by Supervisors-Elect Mills and Short, will be up for election at the Landowners' Election.

On MOTION by Mr. Howells and seconded by Ms. Romero, with all in favor, Resolution 2026-03, Designating November 3, 2026 at 1:00 p.m., at the Fairfield Inn & Suites Ft. Pierce, 6502 Metal Drive, Fort Pierce, Florida 34945 as the Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

A. Rules of Procedure

Mr. Conti presented Resolution 2026-04 and the Rules of Procedure. Mr. Earlywine stated the updates are primarily related to statutory changes, along with fine-tuning the Rules.

On MOTION by Mr. Howells and seconded by Ms. Romero, with all in favor, Resolution 2026-04, to Designate August 7, 2026 at 1:00 p.m., at the Fairfield Inn & Suites Ft. Pierce, 6502 Metal Drive, Fort Pierce, Florida 34945 as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date**

Mr. Conti presented Resolution 2026-05. The following changes were made to the Fiscal Year 2027 Meeting Schedule:

DATES: Delete January 1, 2027; July 4, 2027; and September 3, 2027

On MOTION by Mr. Howells and seconded by Ms. Romero, with all in favor, Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027, as amended, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-06 Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

TENTH ORDER OF BUSINESS **Update: Boundary Amendment**

Mr. Earlywine stated the Boundary Amendment is on pause.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2026**

On MOTION by Mr. Howells and seconded by Ms. Romero, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.

TWELFTH ORDER OF BUSINESS **Approval of August 8, 2025 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Howells and seconded by Ms. Romero, with all in favor, the August 8, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

THIRTEENTH 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.

- **Form 1 Submission and Ethics Training**

Mr. Conti reminded the Board Members to file Form 1 electronically by July 1, 2026 and to complete the required four hours of ethics training by December 31, 2026.

- **Hard Copy Agendas vs Tablets**

The Board prefers tablets over hard copy agendas.

- **NEXT MEETING DATE: June 5, 2026 at 1:00 PM**
  - **QUORUM CHECK**

The June 5, 2026 meeting will be canceled. The next meeting will be on August 7, 2026.

FOURTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Howells and seconded by Ms. Romero, with all in favor, the meeting adjourned at 1:16 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

SUNRISE CDD **May 1, 2026**

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Secretary/Assistant Secretary

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Chair/Vice Chair