

MINUTES OF MEETING PORTOFINO ISLES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Portofino Isles Community Development District was held on Tuesday, April 14, 2026 at 10:00 a.m. at 1856 SW Newport Isles Blvd., Port St. Lucie, Florida 34953

Present and constituting a quorum were:

Juan Azcona
Frank Wilson
Rohn Timm
Edward (Ted) Clark
Raymond Weltzin

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Paul Winkeljohn
Ginger Wald
John Jado
Roberto Cabrera
Eddie Peabody

District Manager
District Counsel
Field Supervisor
District Engineer (by phone)
Resident

FIRST ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the roll and stated we have a quorum.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letter from Mr. Gerald Mirabile

Mr. Winkeljohn: Item No. 2 on the agenda is the resignation from Gerald Mirabile, I guess he moved, or perhaps he just wanted to resign but, congratulations to his long career here as a Board member, we appreciate his service. Is there a motion to accept his resignation?

On Motion by Mr. Wilson seconded by Mr. Azcona with all in favor, accepting the resignation letter from Mr. Gerald Mirabile was approved.

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B. Consideration of Appointment of Supervisor(s) to Fill Unexpired Term(s) of Office – Seat ## (11/2028)

C. Oath of Office for Elected/Newly Appointed Supervisor(s)

Mr. Winkeljohn: And with that, that leaves a vacancy and it's up to the Board if it's your interest to appoint someone to this Board you are asked by Statute to fill the vacancies as early as possible. Staff recommends if you do have a candidate because of quorum and travel, it's in everyone's best interest to keep business flowing and with that, is there a motion to appoint?

Mr. Wilson: Yes, I'll like offer a Board discussion an opportunity to consider Ray Weltzin, so I did have a conversation with Ray on the structure of the CDD, the specific purpose primarily as a funding vehicle, quasi-governmental entity of the infrastructure, the fact that we are responsible for payment of bonds and the bond payment is levied through the Non-Ad Valorem Tax, specific to Port St. Lucie, that we have common land, we have lakes, primarily for stormwater management and a preserve along the perimeter fence and some landscaping responsibilities out on Brigantine. Also the fact that we have multiple irrigation systems, and so Ray expressed a desire, he understands the level of commitment that varies from just meeting attendance to potentially being asked to review and provide some additional input if at any point in time we're considering a project or we have some type of concern within the CDD. At this point I make a motion for consideration of Raymond Weltzin to the Portofino Isles CDD Board for seat #3.

Ms. Wald: It would be a motion to appoint.

Mr. Wilson: Motion to appoint.

Mr. Azcona: Ok, I second that but let's have a discussion because we do have a process and I actually know Ray, so I was not aware of this. So, I would not have a problem from my side but, I think we have a process of due diligence and I think we should go through the same process with everybody just to make sure, out of respect just to make sure we're all on the same page, that you have a full understanding about what we're doing, our commitment, and actually you already talk to Frank and everything is going to be fine but, just for us to have a chance to have a conversation with you and other Board members so they can get a feeling of who you are and what you can bring to the table and bringing people on board, I want to make sure that the people that come on board are series about it and

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again, we're not getting paid here, it's volunteer work and some of us have more areas of expertise than others. For example, I'm really not going to compare myself to Frank with regard to his background so, so I always default to him and I have no idea what to say but, and I'm always pursuing other things but, I have a commitment, and I had a commitment from day one to this Board and for good and bad I stick with it. I understand that some people may come and leave and that's completely respectful but, what I would like to see moving forward, I don't want people to come into the Board that have specific agenda and this is not directed to you, I'm just making a blanket statement for future considerations because we had that in the past before, they are bias, or they have issues and they come to create problems, so we have well structured Board here, we have other professionals that are working in good faith, and we're not perfect but, we try to work in good faith to push this forward and do what we think is best for the community, so anybody that comes on Board, I want to make sure that they have that set of mind, not from a perfection point of view, but from a point of view that we're here to volunteer and help and add value, not to create drama or create anything else, so that's my two cents.

Mr. Wilson: So, I totally agree, and Paul, what is the minimum number of Board members for a quorum?

Mr. Winkeljohn: Three.

Mr. Wilson: Ok, so I will be unable to attend the next meeting but, we could arrange Rohn, if you'd like some opportunity to speak with Ray.

Mr. Timm: Yes.

Mr. Wilson: And then as long as there's a quorum, we're just looking for that flexibility.

Mr. Azcona: Yes, I mean if you want we can approve it and then ratify upon doing the due diligence.

Ms. Wald: No, hold on, you've already made a motion, and you've already seconded it to appoint Ray to the seat, my advice would be, ask any questions that you want right now.

Mr. Winkeljohn: Yes, do it now.

Ms. Wald: Because if not, you're going to be voting.

Mr. Azcona: Ok, so I'm ok with it, it would be up to you two gentlemen if you have any specific questions that you want to do. I mean do you want to say, listen, we don't approve it, and then the motion is finished, and then we go through the process.

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Mr. Clark: Do we want to sit down here and discuss or talk to him privately or how do you want to it?

Mr. Wilson: It's up to you two.

Mr. Timm: This is Rohn Timm, I would defer as Juan said, that he's already been interviewed and I trust Frank's assessment, and evaluation, and if Frank says he meets all our criteria, I would accept it.

Mr. Azcona: Ok, so listen, let's vote then.

Ms. Wald: Alright.

Mr. Timm: Only because we needed to have this problem before because we didn't have enough quorum when we were getting close to a meeting.

Mr. Clark: I'm ok with it, I was just wondering what background he had, that's all.

Mr. Winkeljohn: Ok, so if you could come up a little bit closer Ray.

Mr. Weltzin: Yes, I have a bachelor's degree in nutrition, I'm a project manager of Greenbelt 6 Signa. I am currently a District manager for T-Mobile, and recently I finished writing a book, and it's about making people better, understanding how to get along, and moving things forward. I do not have an agenda, except for the fact of learning what the CDD entitles, and how to move any project forward for the benefit of the community.

Mr. Clark: Well, I know Ray from first meeting in a bar, he was there for lunch and we had a good conversation, and next over here in the gym, and the third time in the new gym down there, so my vote is yes.

Mr. Wilson: Alright, so the motion was made and seconded, we will vote.

Mr. Winkeljohn: All in favor, any opposed? Congratulations Ray, and welcome aboard.

On Motion by Mr. Wilson seconded by Mr. Azcona with all in favor, appointing Ray Weltzin to fill the unexpired term of office for seat #3 was approved.

Mr. Winkeljohn: Ok, so with that that first step is to administer the oath of office, I'll help you fill this out after we do that, so after I say the word "I", you would state your name, and at the end you just say, I do, or I agree, so "I"

Mr. Weltzin: Raymond Weltzin.

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Mr. Winkeljohn: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Portofino Isles Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Portofino Isles Community Development District, St. Lucie County, Florida.

Mr. Weltzin: I do.

Mr. Winkeljohn: Alright, so if you'll fill that out and sign it and give it back to me as soon as you're done, then we'll add you into the record as having been sworn in, congratulations.

D. Election of Officers

Mr. Winkeljohn: The other affect of having an appointment and a resignation today is to reaffirm the officers of the Board. Currently, Juan Azcona has served as the chairman for a while, Frank Wilson is vice chairman, the others I ask remain as assistant secretaries and all other positions as originally set. If you want to change who is serving as chairman, you can do it.

Mr. Wilson: I motion to accept the officers as stated.

Mr. Winkeljohn: And adding Ray as an assistant secretary.

Mr. Wilson: Yes, correct.

Mr. Azcona: Yes, and we work together, Frank and I, he's acting as a chairman as well basically, because he has full communication with Paul, and he has more understanding of several things that he can execute as simple as I do.

On Motion by Mr. Wilson seconded by Mr. Clark with all in favor, election of officers, keeping the existing slate of officers the same and adding Ray Weltzin as an assistant secretary was approved.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 10, 2026 Meeting

Mr. Winkeljohn: Moving through, I have the minutes from the February 10th meeting which were circulated to you, I have a couple of name changes that I've already made, nothing material, is there a motion to accept the minutes?

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On Motion by Mr. Wilson seconded by Mr. Azcona with all in favor, the Minutes of the February 10, 2026 Meeting with the submitted changes as amended were approved.

FOURTH ORDER OF BUSINESS**Consideration of Resolution
#2026-1 Approving the
Proposed Fiscal Year 2027
Budget and Setting the Public
Hearing**

Mr. Winkeljohn: Then one of the highlights of today's agenda is the budget process which begins with resolution #2026-01 and sets the proposed 2027 budget and hearing date. The proposed budget derived by staff reflects that success of current and previous years where the District is not in a position to have to change its assessment at a higher level, congratulations with that. So, staff recommends that you keep it at this level because of the potential for larger projects like we're doing this year and in the future a reduction would weaken that capability. So, if that's acceptable, the second half would be to set the hearing date for your adoption. Most of you like to travel a little bit in the early part of the summer, the Statutes require that we have the meeting no sooner than 60 days from today which would put you into the June timeframe.

Mr. Wilson: And no later than?

Mr. Winkeljohn: No later than your September meeting, so you could do August or September if you want to push it out, if you did it in June or July we would risk some quorum issues, I know we have vacations and things like that which we're all juggling, so staff would recommend for you all because you meet pretty early in the month, either August or September.

Mr. Azcona: I'm ok with, I mean is anybody going to be out, I'm going to be out in June.

Mr. Winkeljohn: Ok, and August gives you flexibility if something drastic happens you could still make a September special meeting.

Mr. Azcona: Do you want to shoot for August, let's shoot for August.

Mr. Winkeljohn: I like that, it would be August 11th, are there any objections? So, the motion would be for resolution #2026-01 setting the public hearing at August 11th at this time and location, and just for the new Board member, we're setting the assessment

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level, the accompanying budget can be edited, it can be lowered if we chose dramatically to lower our assessments, but I don't suspect that, but any of the line items, any of the projects, we're allowed to move financially throughout the year, so there's not real restriction. The only restriction that you're really imposing on yourselves today, is that you couldn't increase the assessment for next year which as you just heard, you don't need to, so is there a motion?

Mr. Wilson: Yes, so I make a motion to accept resolution #2026-01 approving the proposed fiscal year 2027 budget and setting the public hearing on August 11th.

On Motion by Mr. Wilson seconded by Mr. Azcona with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on August 11, 2026 at 10:00 a.m. at 1856 SW Newport Isles Blvd., Port St. Lucie, Florida was approved.

FIFTH ORDER OF BUSINESS

Discussion of Procedures for the General Election

Mr. Winkeljohn: Item No. 5 is the general election procedures, and I don't have my tablet because I've giving it away but, you have seats #1 and #4 which is Frank Wilson and Ted Clark, and that will be up in November. The registration is always the trick here it's June 8th through June 12th, which is Monday through Friday, 12:00 noon to 12:00 noon, so the deadline is June 12th at 12:00 noon for submitting your paperwork. Most of the counties are electronic now where they will take the payment and the paperwork for filling in your seat over the phone or by email often, it's not like you have to go down there in persona and \$10 or \$15 I think it is.

Ms. Wald: It's \$25.

Mr. Winkeljohn: Ok, \$25, but anyway, the key is to make sure you register for your seat #, not your friend's seat because then the ballot would put you against each other.

Mr. Wilson: So, which one has which seat?

Mr. Winkeljohn: Frank you're in seat #1, and Ted is in seat #4.

Mr. Clark: Ok, and where do we find this form at?

Ms. Wald: So, if you go online to St. Lucie County Supervisor of Elections, everything is on there.

Mr. Winkeljohn: And that will sign you up for another 4 years.

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Mr. Clark: Alright, thank you.

(At this point several people were talking at one time, and no one conversation could be heard)

Mr. Winkeljohn: And I didn't put this on the record but, I will go over with Ray the obligations and the requirements to serve as a Supervisor on the Board after the meeting or privately but, just for the record, I just wanted everybody to know that we will handle that and explain the Sunshine Laws and give him everything everybody else gets. So, are there any questions about the discussion of the election?

Mr. Wilson: It's a little window, June 8th to the 12th.

Mr. Winkeljohn: Yes sir.

Ms. Wald: Yes, 12:00 noon to 12:00 noon, if you go there in person.

Mr. Winkeljohn: And many of them are taking it early now which is kind of a new wrinkle, they never used to do that but, now they will.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Winkeljohn: After that we have our staff reports, and Ginger do you have anything for our friends today?

A. Attorney

Ms. Wald: We do not, we will probably, for your next meeting the legislative session memo that we have every year, and there's a couple things for the CDD, that's it.

Mr. Winkeljohn: Ok.

B. Engineer

Mr. Winkeljohn: Ok, moving on to Roberto, how are you sir?

Mr. Cabrera: I'm good. So, we have contract with Sea and Shoreline, I have the preconstruction meeting schedule with them tomorrow onsite and we should begin starting that work really soon here.

Mr. Wilson: Time of the onsite meeting Roberto?

Mr. Cabrera: Oh, I believe it's 9:30 let me pull up that message really quickly here, I think it's 9:30, I'm sorry it's at 9:15 tomorrow.

Mr. Wilson: Ok, and where are you physically meeting?

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Mr. Cabrera: Onsite, so probably right at the pond parcel.

Mr. Wilson: Understood, John are you planning on attending?

Mr. Jado: Yes, which pond are we going to?

Mr. Cabrera: Pond #9, I'll send you a point to where we met at last time with them, I believe it was on the north side of the pond.

Mr. Jado: Ok, I'll meet you at 9:15.

Mr. Cabrera: Ok.

Mr. Wilson: If I can be available any issue with my attendance?

Mr. Cabrera: No, you're welcome to stop by.

Mr. Wilson: Alright.

Mr. Cabrera: I want to focus on just access and maintaining those resident's ability to get in and out of their driveways and things like that.

Mr. Wilson: Very good.

Mr. Winkeljohn: Excellent, anything else Roberto?

Mr. Cabrera: That's all I have for now.

Mr. Winkeljohn: Ok.

Mr. Azcona: Ok, so this is for the initial assessment how to get into the property and so forth?

Mr. Winkeljohn: It's preconstruction.

Mr. Azcona: And then do we have a ETA for like and estimated time for starting the actual work?

Mr. Cabrera: I don't have an exact date yet, I know that they've ordered materials and they're mobilizing already, I'll try to have that by tomorrow for that discussion.

Mr. Azcona: Ok, but any worse case scenario, what's the latest?

Mr. Cabrera: I would say within the next month is the worst case scenario they're starting.

Mr. Azcona: Ok.

Mr. Jado: Roberto, are we going to notify the residents at that lake area, are we putting up signs with prenotification so that everybody understands what's going on prior to starting?

Mr. Cabrera: That would not be a bad idea whether if we need to knock on doors, I don't know if there's any public forum we could share this with them.

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Mr. Wilson: The only public forum I'm aware of is the HOA at its homepage or account page, or whatever it's called Townsquare, we could potentially request tomorrow after the meeting when we have the details, request the HOA to put a notice on the Townsquare as at least an opportunity to notify the residents.

Mr. Cabrera: Ok.

Mr. Wilson: I take that action Roberto.

Mr. Cabrera: Ok, thank you.

Ms. Wald: How many homes are around the one lake?

Mr. Wilson: It's probably going to be 5 to 7.

Mr. Jado: He said 9.

Mr. Winkeljohn: I think it's 5 to 7.

Mr. Wilson: Plus the individual, just from optics some individual homeowners.

Mr. Peabody: (inaudible comment)

Mr. Winkeljohn: I mean if it's super low it's bad, it's really had to do the repairs because you'd want to site it to the right spot but, if it's up to normal it's not bad, so it depends how normal it is.

Mr. Wilson: You probably won't get an answer to that but, I'll make sure I get one tomorrow.

Mr. Peabody: (inaudible comment)

Mr. Winkeljohn: And I guess the answer is it depends what the level really is.

Mr. Wilson: Ok.

Mr. Winkeljohn: Thank you.

C. Field Manager – Monthly Report

Mr. Winkeljohn: Mr. Field Manager, how are you today?

Mr. Jado: Good. So, basically what I wanted to talk about is we've got a couple of bad areas that have to be replaced, one I was talking about is during our interaction on the street, and so we have to talk about replacing some plants and I'd like to have a budget not to exceed. Right now I've got one big bed I'm trying to get a bid from her as of yesterday, and I told them about it, and she's going to give me a price on plantings, probably a couple of thousand to replace that one big bed. Put some plants in 7 to 10 gallons, something that's going to sustain itself, not something that's too small that is just

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going to die. Then we have to see what's going to survive, some things are not going to look good, some things are going to be compromised, they're not going to fully come back some of these plants because half of its dead, so I have to just wait for that and I'm also waiting to fertilize until I see what's starts to percolate and bloom so that I can fertilize it and see what we're going to do but, I did fertilize all the crape myrtles and they're coming up.

Mr. Wilson: Was this all to address Brigantine?

Mr. Jado: It's Brigantine, originally we had the center island on that point, with the azores plants, the little red flowers that are out in front, they burned up, and now that's up to you when we divide this up, if that belongs to the HOA.

Mr. Wilson: Well, long term if we talk about a budget with a not to exceed, it is the area of Brigantine

Mr. Jado: Pretty much, yes.

Mr. Wilson: What do you anticipate for a total cost?

Mr. Jado: Probably \$5,000 to \$6,000, and that's if I don't have to replace any more than I anticipated.

Mr. Wilson: And when you say anticipated, that's going to be for the ones that got stunted with the cold weather.

Mr. Jado: Well, these were actually ones that just died and we can only surmised that they ran their course, we were going to address this meeting anyway.

Mr. Wilson: But I understand there could be two potential layers to this, one is to replace what's dead, and the other is a month in a half or two months from now recognizing that an additional ones need replacement.

Mr. Jado: Well, at this meeting I could probably get away with buying plants, I probably one spend it all, I try not to, and I never do but, I don't want to have to come back.

Mr. Wilson: So, \$5,000 falls within GMS's and Paul and John's discretion, so I appreciate the transparency letting us know.

Mr. Winkeljohn: Yes, it's on the record.

Mr. Jado: Also, I'm preparing for hurricane season so all of Jamesport wall and fence, has been cut back 8' behind that it was pushing up against the fence, some of the stuff on the other side, we have 3' easement approximately, I cleaned all of that out except for homeowners who have planted their own plants in their backyards, so that may be a

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problem with then time comes to pressure clean, and we're getting real close to having it pressured cleaned and painted, and we'll revisit that maybe a little bit later on, so that's all clean. Marshfield I had a bunch of foliage pushing up against the fence where they're putting the new BJ's in, I cleaned all of that, that's a total of 5,000 square feet, I think we got it done for less than \$6,000.

Mr. Winkeljohn: It looks really good, excellent.

Mr. Jado: And now I cut all the Rosser trees on the outside, that lifted them all up on the canopies, came inside on Rosser entry, lifted those up a little bit and cut around the streetlights, so in case of a storm we're not going to lose streetlights plus, bulbs, and now I'm going to do this on Friday and Saturday.

Mr. Winkeljohn: This being what?

Mr. Jado: Then we're going to go to Brigantine entrance and lift and slightly improve some of that, clean around the lights and get that ready and we also own this light outside the clubhouse, we have a little bit to do there, so we'll do a little bit of that. So, basically that will all be completed by the end of next week probably for hurricane season.

Mr. Winkeljohn: Excellent. Would you like to give a little update on the compliance letter issue?

Mr. Jado: I sent the two compliance letters, put them in the mailbox, Michael Gillan called me up, he was very nice, it was a good phone call, and he was going on vacation, and he said when he comes back he's taken the chairs out and I told him only non-native stuff that's in the back of his house has to be removed, and he said he'll take care of it when he gets back. The other gentleman on my block, right up here on Newport Isles, did not notify me at all, and that's the one with the major problem with two live oak trees that have scrapped and cut up and pushed into the preserve.

Mr. Winkeljohn: So, do you want to do a follow up letter.

Mr. Jado: Yes, we're going to need a follow up letter.

Mr. Winkeljohn: Ok.

Mr. Jado: Other than that, we're pretty good, I haven't had any results.

Mr. Azcona: With the lights and the wall, we've spoken about it that we're going to do the pressure clean and the painting, and since I guess it's like concrete or rocks, I don't know what it is.

Mr. Jado: It's a prefabricated concrete.

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Mr. Azcona: Did we paint it in the past because maybe pressure cleaning is enough, or do we have to paint it.

Mr. Jado: You could probably get away with pressure cleaning, a good pressure cleaning high quality guy, you can probably get away without painting it, the wall is about 5 or 6 years old.

Mr. Wilson: Yes, and I would think the pressure cleaning would give us an additional two years prior to painting.

Mr. Azcona: Ok.

Mr. Wilson: Although the pressure washing and painting we did on Rosser was actually, I think it was lower, do you recall, I want to say it was in the \$3,000 range.

Mr. Jado: About \$4,000.

Mr. Wilson: But to answer your question, I think pressure clean it and probably walk away from it for an additional two years before we have to do the painting.

Mr. Azcona: Yes because we spoke a lot about it but, I was thinking the other day, that maybe the pressure cleaning if it looks clean maybe we don't need to paint.

Mr. Jado: I'll tell you it was a 20 year old wall, we had the townhouses when we pressure cleaned it, it looked pretty good.

Mr. Azcona: Yes, it looked pretty good.

Mr. Jado: But we painted it anyway because it was 20 years old, so I think we can get away with pressure cleaning say sometime this year.

Mr. Wilson: So, my recommendation would be to price it and schedule it for the fall when we're beyond the very wet season.

Mr. Winkeljohn: When you get through August.

Mr. Wilson: And that also gives us time to inform the HOA because that's a 50% cost share, just to let them cash flow their budget, so give the courtesy to the other group that's spends money on our community.

Mr. Azcona: Yes, but don't sit and wait, let's get it done.

Mr. Jado: Well, I get a price.

Mr. Azcona: And I think with regards to that is that there are some homes that have put some fences and foliage or trees or structures or whatever, and we have two options, we can say, we are going to be doing the maintenance of the wall with the pressure cleaning and paint, or just pressure cleaning, and let them know that you planted those

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trees or structures, or whatever, illegally, so you either remove them or and I'm just voicing this to hear your opinion, tell them if you don't want to remove them then we're ok with them keeping them there, we can tell them that you will be responsible for the pressure cleaning on your backyard, I don't know if that's ok or not.

Mr. Wilson: I would think more along the lines of we'll do our best intent to clean the wall but, if you've installed shrubbery and trees, we clearly don't want to damage your property and again, we'll make our best effort but the area behind your shrub or your tree is not as clean as the others, we can't help that.

Mr. Azcona: No just that, logistic-wise, because I'm sure they're going to go with some kind of big hole, and some people have fences.

Mr. Wilson: But that's a great example.

Mr. Jado: And that was a huge tree in there, they had them cut that out but, that's what we're supposed to have or a gate on each side for accessibility to walk through as we pressure clean.

Mr. Azcona: And we don't need to pressure clean on the outside because the outside is not visible, just on the inside, right?

Mr. Jado: It's visible, there's a bunch of graffiti on a lot of that wall that faces the other neighborhood and kids get in there. I wasn't planning on doing that, it would be twice the money.

Mr. Wilson: The only time it's on both sides would be when our community, like coming in off of Rosser, we can see one side, we're diving down and then you see the other side but, I agree Juan, in this particular case there's no need.

Mr. Jado: So, we have a problem with all the shrubs that we planted against the commercial area here, I think they're pretty much dead. Friday morning they're going to come and cut them down about 18" off the ground, see if they shoot back because they're very fast growing plants and if they don't come back I would need direction from the Board to replace them.

Mr. Azcona: I mean I don't think you need to, I mean if you cut them and it's green, then it's fine, but if you cut it, and it's dead, I don't think we have to wait 6 more weeks, they're going to do an assessment and decide because it looks pretty dead, and sometimes it may be half alive, then it grows back. So, I would say to do an assessment

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to see if it's half dead or dead, and then just plan for replacing it, I mean if we can save it, great, but if not, let's not waste time.

Mr. Jado: That's going to be another assessment over the money that we're talking about.

Mr. Azcona: Right, that would separate.

Mr. Jado: Yes, and Friday I'll know for sure because I'll get to take a good look at all of it, it's funny because the way the wind hits, some plants that don't survive is because the wind is hitting it and it's actually colder, some that are snuggled behind something, those plants are fine because the direct wind is not hitting them and the temperature doesn't drop low enough.

Mr. Winkeljohn: Well, it sounds like we have it handled.

Mr. Jado: Yes.

Mr. Winkeljohn: Excellent.

Mr. Jado: So, I'm going to leave it for a couple of weeks, and then probably take the two out over here.

Mr. Winkeljohn: Anything else John?

Mr. Jado: I think that's it.

Mr. Winkeljohn: Excellent, thank you.

D. CDD Manager

Mr. Winkeljohn: Moving on, nothing under manager's report, you guys have covered the budget so we're on pace to handle that.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Mr. Winkeljohn: Under the financial reports, I have the check register and the unaudited financials for review and acceptance as a record.

Mr. Wilson: So, I reviewed the check register for January and February and it's appropriate, so I have no comments, and no comments on the financials. Anything else from the Board members?

Mr. Azcona: No, just for the reserves, we are keeping that \$50,000 and that will be enough?

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Mr. Winkeljohn: Yes, \$250,000 easily, so you're in good shape. Is there a motion on the financials?

On Motion by Mr. Wilson seconded by Mr. Azcona with all in favor, the Check Register, and the Unaudited Financials were approved.

Mr. Winkeljohn: I do have a slight update for you I missed under the manager's report, I forgot to mention under the manager's report, there was a little bit of an update on Portofino Court, there is active litigation now between the homeowner's association which is one owner who has the majority of the property, so they dominate the homeowner's association and the perspective buyer, that owner of the lot are suing in a lawsuit that's going to trial apparently. So, in that process it's frozen, we're not allowed to do any new activities, we review it like we do every year, our assessment team was considering putting some back on the roll but, because of the litigation we're prevented from doing that through the SPE just an update, that's the Special Purpose Entity. So, for your background Ray, Portofino Court is in default and they've asked us to, or they've created a Special Entity of the bondholders who own a big chunk of the land and the challenge is there's some properties that sold privately and are in good standing and so it's a mess, just to put it in simple terms, and our job as a Board is to do what the bondholders ask us to do, and the bondholders for just that property, it does not affect or trickle into the Newport Isles side of the community whatsoever, and I think of about 5 examples where it got to contract, and Portofino Court has had multiple near contracts but, during the due diligence having the homeowner's association dominated by one person they could appoint and elect all the Board members, so the perspective owner was never willing to take that risk because the HOA could change their rules, could do something that would make the construction impossible and so they keep failing to resolve the default, and moving forward the landowners decided that they have to do a lawsuit to force that dynamic so that the property can be sold and built on. So, it's in a stalemate but, this is the first time its gone as far as litigation, so that's my update, sorry I forgot to mention that earlier.

April 14, 2026

Portofino Isles CDD

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Winkeljohn: Item No. 8 is Supervisor's requests and audience comments, Mr. Peabody, how are you, anything for the Board today?

Mr. Peabody: I am good, no comments.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Winkeljohn: Hearing none, a motion to adjourn would be appropriate.

On Motion by Mr. Wilson seconded by Mr. Azcona with all in favor, the Meeting was adjourned.

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Paul Winkeljohn

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Secretary / Assistant Secretary

DocuSigned by:

Juan Azcona

DCBBE140C28CAAB...
Chairman/Vice Chairman

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Paul Winkeljohn

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Executive Director

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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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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

8/12/2026 8:48:11 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	8/12/2026 8:48:50 AM
Signing Complete	Security Checked	8/12/2026 8:48:59 AM
Completed	Security Checked	8/13/2026 10:52:57 AM
Payment Events	Status	Timestamps