

Celebration Pointe No. 1 Community Development District

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<http://celebrationpointecdd1.com>

The proposed agenda for the Board of Supervisors' Meeting and Attorney-Client Session for the Celebration Pointe Community Development District No. 1, scheduled to be held **Tuesday, August 25, 2026, at 11:00 am at 5001 Celebration Pointe Avenue, Suite 180, Gainesville, FL 32608**, is found below. Please note that the personal attendance of at least three Board Members will be required to call the meeting to order.

Please use the following information to join the telephonic conferencing:

Phone: 1-844-621-3956

Participant Code: 2531 126 0013#

BOARD OF SUPERVISORS' MEETING AND ATTORNEY-CLIENT SESSION AGENDA

The attorney-client session, which is closed to the public, will be held to discuss settlement negotiations and strategy related to litigation expenditures concerning ongoing litigation entitled *Celebration Pointe Community Development District No. 1 v. CP PH2, LLC, et. al.*, Case No. 2026-CA-00775. This meeting is being held pursuant to Section 286.011(8), Florida Statutes. The following persons are anticipated to be in attendance at the attorney-client session: District Supervisors Suzanne McGuire, Kent Malone, Madeline Da Silva, Sean McIntosh, and Thomas Marino, District Manager Jennifer Walden, District Counsel Joe Brown and Mark Watts, and a court reporter. The attorney-client session is expected to last approximately sixty (60) minutes. During the attorney-client session the individuals identified above will meet in private. The Board will reconvene the regular public meeting at the conclusion of the attorney-client session.

A. Organizational Matters

- Call to Order
- Roll Call to Confirm Quorum
- Public Comment Period
- 1. Consideration of the Minutes of the July 28, 2026, Board of Supervisors' Meeting
- 2. Consideration of **Resolution 2026-08, Approving an Annual Meeting Schedule for Fiscal Year 2027**

B. Business Matters

- 3. Consideration of **Resolution 2026-09, True Up Resolution**
- 4. Public Hearing on the Adoption of the District's Annual Budget
 - a. Public Comments and Testimony
 - b. Board Comments

If you are interested in obtaining any of the materials for the agenda, please reach out to Blake Firth at (407) 723-5953 or firthb@pfm.com



- c. Consideration of **Resolution 2026-10, Adopting the Fiscal Year 2027 Budget and Appropriating Funds**
- 5. Public Hearing on the Imposition of Special Assessments
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of Resolution **2026-11, Adopting an Assessment Roll for Fiscal Year 2027 Budget and Certifying Special Assessments for Collection**
- 6. Consideration of **Resolution 2026-12, Adopting Goals, Objectives and Performance Measures and Standards**
- 7. Consideration of Payment Authorization Nos. 80 – 85
- 8. Review of District's Financial Position

C. Attorney-Client Session Matter

- 9. Attorney-Client Session Meeting Discussion on Ongoing Litigation

D. Other Business

- A. Staff Reports
- B. Supervisors Requests
- C. Audience Comments

E. Adjournment