

# Orange Branch Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W•Boca Raton, Florida 33431

Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

<https://orangebranchcdd.net/>

February 16, 2026

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors  
Orange Branch Community Development District

Dear Board Members:

The Board of Supervisors of the Orange Branch Community Development District will hold a Regular Meeting on February 23, 2026 at 11:30 a.m., at the Del Webb Saint Johns, 91 Skipping Stone Court, St. Johns, Florida 32259. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Brett North (*the following to be provided under separate cover*)
  - 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
4. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date
5. Presentation of Supplemental Engineer's Report
6. Presentation of Supplemental Special Assessment Methodology Report
7. Consideration of Resolution 2026-04, Delegation Resolution for the Series 2026 Bonds

8. Consideration of Resolution 2026-05, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2026 (Assessment Area One); Making Certain Additional Findings and Adopting and Confirming an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2026 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability, and an Effective Date
9. Consideration of Ancillary Financing Agreements
  - A. Acquisition Agreement
  - B. Declaration of Consent
  - C. Notice of Special Assessments
10. Review of Proposals for Landscape and Irrigation Maintenance Services
  - A. Respondent(s)
  - B. Ranking/Evaluation
  - C. Authorization to Negotiate and Finalize Contract(s)
    - Consideration of Resolution 2026-06, Regarding the Award of a Landscape and Irrigation Maintenance Services Contract; Providing a Severability Clause; and Providing an Effective Date
11. Consideration of Resolution 2026-07, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amenity Rules and Rates; and Providing an Effective Date
12. Ratification of Municipal Asset Management, Inc. Lease Purchase Agreement
13. Acceptance of Unaudited Financial Statements as of January 31, 2026
14. Approval of January 13, 2026 Regular Meeting Minutes
15. Staff Reports
  - A. District Counsel: *Kilinski / Van Wyk PLLC*
  - B. District Engineer: *England-Thims & Miller, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- Performance Measures/Standards & Annual Reporting Form (for informational purposes)
- NEXT MEETING DATE: March 16, 2026 at 11:00 AM
  - QUORUM CHECK

SEAT 1	JUSTIN DUDLEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	WILLIAM MESSINA III	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	TAYLOR LARZA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	ZACH DECKER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	BRETT NORTH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

16. Board Members' Comments/Requests

17. Public Comments

18. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,



Ernesto Torres

District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 782 134 6157**