

**MINUTES OF MEETING
TESORO
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tesoro Community Development District was held Tuesday, **March 31, 2026** at 11:00 a.m. at 2000 SE Via Tesoro, Port St. Lucie, Florida.

Present and constituting a quorum were:

John Vogt	Chairman
Allen Borden	Vice Chairman
Emily Jones	Assistant Secretary
Michael Ferrucci	Assistant Secretary

Also present were:

Andressa Hinz-Philippi	District Manager, GMS
Lindsay Moczynski <i>by phone</i>	District Attorney, K VW
Mitchell Zwang <i>by phone</i>	District Attorney, K VW
Roberto Cabrera	District Engineer, Culpepper and Terpening
Matt Hans	Field Manager, GMS
Anne Vogt	Resident

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hinz-Philippi called the meeting to order at 11:02 a.m. and called the roll. Four Supervisors were in attendance and Ms. Jones joined by Teams.

SECOND ORDER OF BUSINESS

Public Comments

Resident (Anne Vogt): I was impressed to see that the plants that have planted in the water on our pond have actually survived this drought and are flourishing a little bit in the dryness of the bank because they are not in the water anymore. I was impressed with that.

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THIRD ORDER OF BUSINESS**Approval of Minutes of the November 4, 2025 Meeting**

Ms. Hinz-Philippi: The next item is approval of the minutes of November 4, 2025 meeting. If you have any questions, additions, or deletions I can take those at this time. If you do not have any changes, a motion to approve will be in order.

On MOTION by Ms. Emily Jones, seconded by Mr. Borden, with all in favor, the Minutes of the November 4, 2025 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS**Consideration of:****A. Resolution #2026-02 General Elections Qualifying Period**

Ms. Hinz-Philippi: The next item is consideration of Resolution 2026-02. This is the general election qualifying period on page 24. This is saying that we have two seats that are going to general election. It is the seat for Emily and for Rosemary, seat one and two. The qualifying period is June 8 at noon until Friday, June 12 at noon. If you have any questions, we're here to help.

On MOTION by Mr. Borden, seconded by Mr. Vogt, with all in favor, Resolution #2026-02 General Elections Qualifying Period, was approved.

B. Resolution #2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Hinz-Philippi: The next item is Resolution 2026-03 approving the proposed Fiscal Year 2027 budget and setting up the public hearing. The budget has no changes in assessments, so no increase. The only different thing that we put on this budget is relating to the water sample analysis.

Mr. Borden: I think we must compliment Patti Powers who put together the budget in a very short time. She's done exactly what she was asked to do and it's a professional job.

Ms. Hinz-Philippi: Yes.

Mr. Borden: I've been through it in detail with her and you.

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Ms. Hinz-Philippi: That's why she's the head of the department. So this resolution has two parts. One is to approve the proposed budget. The second is to set up the public hearing. We do need 60 days from today for that.

Ms. Hinz-Philippi: Alright, I need a motion to approve Resolution 2026-03 that is going to approve the proposed Fiscal Year 2027 budget and setting the public hearing for June 23, 2026 at 12:00 p.m. at this same address, 2000 SE Via Tesoro, Port San Lucie, Florida, 34984.

On MOTION by Mr. Borden, seconded by Ms. Emily Jones, with all in favor, Resolution #2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing for June 23, 2026 at 12:00 p.m., was approved.

FIFTH ORDER OF BUSINESS

Approval and Ratification of Water Samples Analysis with Pace Analytical Services, LLC

A. Pace Project No. 35020737

B. Invoice #2635717145

Ms. Hinz-Philippi: The next item is approval and ratification of the water sample analysis with Pace Analytical Services. These are the samples that we ordered for the water, and you have that on the agenda. You have all the samples. You see the graphics. They did a very nice job putting together for us to see. I would like to have item A and B. Item A is the report and item B is the invoice. I would like to have that approved and the invoice ratified, if you guys can make a motion.

On MOTION by Mr. Ferrucci, seconded by Mr. Borden, with all in favor, Approving the Pace Project No. 35020737 and Ratifying Payment of Invoice #2635717145, were approved.

Mr. Hans: They did a great job. We collected a lot of data. FDEP is really focused on two of the parameters there. If the Board wanted to, you could consider in the near future reducing the amount of testing they do. I think all the points are great, but it may better to just focus on the two or four parameters that are the most interesting.

Ms. Hinz-Philippi: That will reduce our invoices.

Mr. Hans: Yes, that will reduce the invoice a little bit.

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Mr. Vogt: This is very interesting to see. This is the first data from Tesoro to exist. So I do not believe we should be dispensing it around the system too much. If FDEP actually wanted to come and take a sample but unfortunately they put a pin in the map and there was a gator nest right in the middle of that. And they were welcome to do that, but their discretion won. We need enough data to work our way through that. We've been through enough different environmental congressions that we have a good picture. I would suggest that the next time we do the same analysis, if you're happy, and then we look at what we should reduce. Because he's quite right. They seem to be completely focused on nitrogen and phosphate and there's a logic for why they're doing that. But the hardness and the total suspended solids may well be of value.

Mr. Hans: It's going to have data just at some point we need to get it down. They're only interested in those two categories. So that's just something to consider.

Mr. Vogt: I think that's a great point.

Ms. Hinz-Philippi: So maybe we just let them know that we are going to do the next data as is and then moving forward from there, we change to reduce it.

Mr. Ferrucci: We could try switching to a local lab testing company as well.

Mr. Hans: This time of the year is what we call the first wash. When the rains first start happening. That would be a great time to collect that more comprehensive sample. Then later in the year when it's cleaner rainwater, maybe during that time it loses the importance.

Mr. Vogt: I think we can take it ad hoc. If we get rain and its reasonable rain. There's an awful lot of stuff that's floating around in this. When you look at the fact that we had small amount of rain eight, ten days ago. Winters Creek was flowing. They literally must have got a lot more rain up the kill side up to Tradition because all the gates were open and they were flowing water into here. The answer is data is relative. I think it's a good point that if we do get a cleaning rain and it washes out. Let's maybe go do the sample. So we'll pay attention to that as we go into a new lab. Let's set the contract up. Let's get ready.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Moczynski: I can give you a non-confidential update on the case. Mr. Diggle's attorney, he did file their answer in affirmative defenses. I have filed a reply to their affirmative offenses.. What that means, at least for our portion of the case, is that the pleadings are closed. We are still ordered to attend mediation, which is required in every case. It is a process where a

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neutral third-party mediator tries to facilitate a discussion and hopefully a settlement between the parties. It's something that Mr. Diggle and his attorney will attend. I will obviously attend with the rep. The mediator will be there. The court has actually also ordered the case that RM Tesoro brought against Mr. Diggle having to do with the ejectment action, since RM Tesoro does own that tract A that's behind Mr. Diggle's property to be with our case as well, since the facts or the issues are pretty similar. So they'll be joining the mediation as well. It'll be an RM Tesoro rep and then their attorney. That's a little background on it. Does anyone have any questions about the mediation or picking a representative before? You can go straight into discussion if you would like to discuss who you think on the Board should attend the mediation.

On MOTION by Mr. Borden, seconded by Ms. Emily Jones, with all in favor, Appointing Mr. Vogt to go on Mediation with Mr. Diggle, were approved.

Ms. Moczynski: The other thing for my section of the report is scheduling a shade session. As you guys might recall, the only time that one can be requested and moved and voted on is during a regular Board meeting.

Ms. Moczynski: Yes. I just have to say the spiel regarding shade session. I'm requesting the Board move for a shade session to discuss settlement negotiations or strategy sessions related to litigation expenditures in the case of Tesoro CDD vs Diggle et al. Case number 2025CA1892 and Pasco County Court. Those expected to attend the shade session are Supervisors Voight Ferrucci, Borden, Jones, and Jones, District manager Andressa Philippi and District counsels myself, Lindsay Moczynski, Mitchell Zwang, and Jennifer Zilinski. A court reporter will also be present. The shade session is expected to last approximately 30 minutes. It would take place June 23, 2026 at the Tesoro Club location. It would start at 12:00 p.m. or immediately after the Board's regular meeting

On MOTION by Ms. Emily Jones, seconded by Mr. Ferrucci, with all in favor, Setting a Shade Session to Occur on June 23, 2026 Before or After Regular Meeting, were approved.

Ms. Moczynski also provided a legislative session update.

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B. Engineer

Mr. Cabrera: Just a quick update, the city is replacing that structure down the road here. They're using a contractor that they're working on a similar replacement. That contractor is wrapping up a job. They're already at the turnover phase of the other job, so he's hoping to piggyback that contract to start work here at Tesoro. I don't yet have a start date, but hopefully it's soon.

C. Field

Mr. Hans: All of our lake levels are low again. The three days of rain that we had really didn't do anything for them. Long term, we're doing really good. In terms of weeds and invasives those are all really low because we've had no water to water them. Ronnie is enjoying that, saving some money on chems. Ronnie did finish grading out the retention areas that he was working on. The two different retention areas, we've not been able to sod those areas yet. The grass that was planning on going there all got killed during the freeze and the contractor that he was dealing with isn't going to be able to supply his grass for about six months. So he's going through different contractors right now trying to find someone that will provide a fair price for it. He had a few different people we were talking to last week, so he's expecting something in the next month or so on that. Then in terms of algae, all of our lakes are doing good. Even lake number six, which last week was completely full of algae. Now it is almost completely empty. Just a little bit of brown dying algae.

D. Manager

Ms. Hinz-Philippi: I have nothing to report at this time.

SEVENTH ORDER OF BUSINESS**Financial Reports****A. Approval of Check Register**

Ms. Hinz-Philippi: Next is approval of the check register and acceptance of the financials. Do you have any questions, if not, a motion to approve will be in order.

On MOTION by Mr. Vogt, seconded by Mr. Borden, with all in favor, the Check Register, was approved.

B. Acceptance of Unaudited Financials

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Ms. Hinz-Philippi: Next is approval of the check register and acceptance of the financials. Do you have any questions, if not, a motion to approve will be in order.

On MOTION by Mr. Vogt, seconded by Mr. Borden, with all in favor, Acceptance of the Unaudited Financials, was approved.

EIGHTH ORDER OF BUSINESS**Supervisors Requests**

Ms. Hinz-Philippi: Do we have any Supervisor requests? Hearing no comments, we will move to the next item.

NINTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Vogt, seconded by Mr. Ferrucci, with all in favor the meeting adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

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Assistant Secretary

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John Vogt

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Chairman

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Payment Events	Status	Timestamps