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MINUTES OF MEETING
TESORO
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Tesoro Community Development District was held Tuesday, **June 23, 2026,** at 12:00 p.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 *joined late*	Assistant Secretary
Rosemary Jones	Assistant Secretary

Also present were:

Andressa Hinz-Philippi	District Manager, GMS
Lindsay Moczynski *by phone*	District Attorney, KVW
Roberto Cabrera *by phone*	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 12:00 p.m. and called the roll. Four Supervisors were in attendance.

SECOND ORDER OF BUSINESS **Public Comments**

Resident (Anne Vogt) expressed that she was very pleased with the Board's work and encouraged them to keep it up.

THIRD ORDER OF BUSINESS **Approval of Minutes of the March 31, 2026 Meeting**

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Ms. Hinz-Philippi presented the minutes of the March 31, 2026, meeting and asked for any questions, additions, or deletions. She noted that corrections had been received from District Counsel and that a revised agenda was distributed.

Ms. Hinz-Philippi explained that minutes are posted as drafts until Board approval, so the public does not assume they have already been approved. She then asked the Board whether it still wanted verbatim minutes, noting the Board had previously found them too lengthy. The Board agreed that future minutes should be a summary of what was discussed and the conclusions reached, rather than a word-for-word transcript.

> On MOTION by Ms. Rosemary Jones, seconded by Mr. Vogt, with all in favor 4-0, the Minutes of the March 31, 2026, Meeting, were approved as amended in the revised agenda.

FOURTH ORDER OF BUSINESS **Public Hearing to Adopt the Fiscal Year 2027 Budget**

A. Motion to Open the Public Hearing

Ms. Hinz-Philippi asked for a motion to open the public hearing.

> On MOTION by Mr. Borden, seconded by Mr. Vogt, with all in favor 4-0, Opening the Public Hearing, was approved.

B. Public Comment and Discussion

Ms. Hinz-Philippi noted that there were no public comments at this time.

C. Consideration of Resolution #2026-04 Annual Appropriation Resolution

Ms. Hinz-Philippi reviewed Resolution 2026-04, the Annual Appropriation Resolution for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

> On MOTION by Ms. Rosemary Jones, seconded by Mr. Borden, with all in favor 4-0, Resolution #2026-04 Annual Appropriation Resolution, was approved.

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D. Consideration of Resolution #2026-05 Levy of Non Ad Valorem Assessments

Ms. Hinz-Philippi presented Resolution #2026-05 levy of non ad valorem assessments and offered to answer any Board questions.

> On MOTION by Mr. Borden, seconded by Mr. Vogt, with all in favor 4-0, Resolution #2026-05 Levy of Non Ad Valorem Assessments, was approved.

E. Motion to Close the Public Hearing

Ms. Hinz-Philippi asked for a motion to close the public hearing.

> On MOTION by Mr. Vogt, seconded by Ms. Emily Jones, with all in favor 4-0, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Moczynski provided a litigation update. Mediation has been scheduled for June 29th, with the Chair attending as the District representative as previously approved. The shade session planned for today was cancelled because mediation had not yet occurred. She recommended scheduling a shade session to discuss the case, potential settlement, litigation expenditures and strategy. She also reminded the Board not to engage with the opposing party if contacted about the lawsuit; all communication will be handled attorney to attorney, and any questions should be directed to Ms. Hinz-Philippi or herself.

The Board discussed dates in September, and the Board settled on Tuesday, September 22, 2026, at 11:00 a.m., so that Ms. Moczynski could attend in person and leave by 2:00 p.m. A brief Board meeting will follow the shade session to take action on any items arising from it.

Ms. Moczynski requested a motion to hold a shade session on September 22, 2026, at 11:00 a.m. at the Tesoro Club regarding Tesoro CDD vs. Diggle et al., Case No. 25-CA-1892, in Pasco County Circuit Court. Expected attendees are Supervisors Vogt, Ferrucci, Borden, Jones and Jones; District Manager Andressa Philippi; District Counsel Ms. Lindsay Moczynski, Mitchell Zwang and Jennifer Kilinski; and a court reporter. The session is expected to last approximately 30 minutes.

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On MOTION by Ms. Rosemary Jones, seconded by Mr. Borden, with all in favor 4-0, Scheduling a Shade Session as requested for September 22, 2026, at 11:00 a.m., was approved.

Ms. Moczynski also reported that the qualifying period for Seats 1 and 2 has ended. For Seat 1, Emily Jones and Anthony Donatelli qualified; for Seat 2, Rosemary Jones and Mike Wangle qualified. Both seats will go to the ballot in November.

**Mr. Ferrucci joined the meeting at this time.*

B. Engineer

Mr. Cabrera reported no significant updates. He will work with Mr. Vogt over the coming month on water quality bullet points to send to FDEP. Regarding the 825 control structure (weir), there has been no meaningful progress; the city is trying to piggyback an existing contract from a similar project and is awaiting a proposal from the contractor based on the prepared permit plans. Mr. Vogt noted that the city's deputy director of utilities is pursuing a final quote.

Mr. Vogt asked Mr. Cabrera to prepare a sample calculation of annual nutrient loading from the existing water samples, as the DEP's model forecast appears excessive. Mr. Cabrera agreed and will provide both a worst-case calculation based on the maximum permitted flow rate and a realistic range once the second batch of readings is received.

C. Field

Mr. Hans stated that the second round of water samples will be collected this Thursday. The District has switched to the Eurofins lab in Port St. Lucie, which will ship samples to its Orlando facility for testing. They are working on plantings throughout the community. Algae levels are generally good given recent weather, including the pond that typically has problems. The new golf course side is seeing more algae and weeds due to increased fertilizer use and reclaimed water.

Mr. Vogt complimented Matt, Ronnie and John Beckman on the restoration surrounding the nine holes of the golf course with correct boundaries and no impacts to the waterways, noting that the areas around holes 2–3 and 6–7 look excellent. He cautioned that if the remaining areas

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around the eight holes are restored, holes 10 and 11 are the most environmentally sensitive areas, as any spill would run directly into the river.

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Hinz-Philippi reviewed the proposed Fiscal Year 2027 meeting schedule. She noted that the Board would continue to meet on an as needed basis.

> On MOTION by Ms. Emily Jones, seconded by Mr. Borden, with all in favor 5-0, the Proposed Fiscal Year 2027 Meeting Schedule, was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

Ms. Hinz-Philippi confirmed that all supervisors have filed their financial disclosures.

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Ms. Hinz-Philippi reminded Supervisors that the annual ethics training must be completed by December 31st and is self-reported on next year's Form 1 and recommended keeping notes on when and where it was completed. Ms. Moczynski agreed to email the Board links to the free training.

4) Number of Registered Voters in the District

Ms. Hinz-Philippi stated reported that the District has 446 registered voters; this is informational only, as the District has already transitioned to resident-elected seats.

5) Final Approval of the FY 2025 – FY 2026 Report Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Hinz-Philippi reviewed the Fiscal Year 2025/2026 performance measures report.

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On MOTION by Mr. Vogt, seconded by Ms. Rosemary Jones, with all in favor 5-0, the FY 2025 – FY 2026 Report Performance Measures and Standards as Required by Florida Statute 189.069, was approved.

6) Consideration of the FY 2026 – FY 2027 Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Hinz-Philippi reviewed the proposed Fiscal Year 2026/2027 performance measures and standards that were unchanged from the prior year.

On MOTION by Mr. Vogt seconded by Mr. Borden, with all in favor 5-0, the FY 2026 – FY 2027 Performance Measures and Standards as Required by Florida Statute 189.069, was approved.

SIXTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

Ms. Hinz-Philippi reviewed the check register and the financials. She offered to answer any questions.

On MOTION by Mr. Borden, seconded by Mr. Vogt, with all in favor 5-0, the Check Register, was approved.

B. Acceptance of Unaudited Financials

On MOTION by Mr. Vogt, seconded by Mr. Borden, with all in favor 5-0, Acceptance of the Unaudited Financials, was approved.

SEVENTH ORDER OF BUSINESS Supervisors Requests

Ms. Hinz-Philippi asked for any Supervisor requests. Mr. Vogt provided an updated regarding permits with the South Florida Water Management District, and a meeting has been requested.

Mr. Vogt also reported that later this year, once the weather cools, work will begin on the second phase of clearing around hole 18 to ensure water flows properly, as water from Winters Creek currently backs up to the wall between holes 10 and 18. In addition, as sampling data and calculations are developed, the District will need to carefully explain to the DEP that Tesoro

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operates as an integrated system and that the high loading predicted by the DEP's models is likely inaccurate. He will coordinate that discussion with Mr. Cabrera.

EIGHTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Emily Jones, seconded by Mr. Vogt, with all in favor 5-0, the meeting was adjourned.

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Secretary/Assistant Secretary

Signed by:
16CC2EBC804A4F7...
Chairman/Vice Chairman

Certificate Of Completion

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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

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
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Certified Delivered	Security Checked	11/2/2026 6:27:20 AM

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