

**MINUTES OF MEETING
BROOKSTONE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Brookstone Community Development District held a Regular Meeting on May 2, 2025 at 11:00 a.m., at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.

Present:

Hal Lutz
Greg Mundell
Peter Eduardo

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Thomas
Tucker Mackie (via telephone)

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Thomas called the meeting to order at 11:28 a.m. Supervisors Lutz, Mundell and Eduardo were present. Supervisor Sifonte was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Christine Sifonte [Seat 2]

<p>On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the resignation of Christine Sifonte from Seat 2, was accepted.</p>

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2026

Mr. Lutz nominated Michelle Faro to fill Seat 2. No other nominations were made.

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the appointment of Michelle Faro to fill Seat 2, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following to be provided under separate cover)**

The Oath of Office will be administered to Ms. Faro at or before the next meeting.

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

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Declaring a Vacancy in Seat 1 and Seat 3 of the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; and Providing an Effective Date

Ms. Thomas presented Resolution 2025-01.

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the Resolution 2025-01, Declaring a Vacancy in Seat 1 and Seat 3 of the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consider Appointment of Qualified Electors to Fill Vacancies in Seat 1, Seat 3 [Terms Expire November 2028] and Seat 4 [Term Expire November 2026]

Mr. Eduardo and Mr. Lutz will continue in Seats 1 and 3, respectively, until such time as qualified electors are appointed to those seats. Seat 4 will remain vacant.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-02,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Thomas presented Resolution 2025-02. Mr. Lutz nominated the following:

Chair	Hal Lutz
Vice Chair	Peter Eduardo
Assistant Secretary	Greg Mundell
Assistant Secretary	Michelle Faro

No other nominations were made.

This Resolution removes the following from the Board:

Chair	Christine Sifonte
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The following prior appointments by the Board remain unaffected by this Resolution:

Secretary	Craig Wrathell
Assistant Secretary	Daniel Rom
Assistant Secretary	Kristen Thomas
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2025-03,
Approving a Proposed Budget(s) for FY
2026; Setting a Public Hearing Thereon and
Directing Publication; Addressing
Transmittal and Posting Requirements;
Addressing Severability and Effective Date**

Ms. Thomas presented Resolution 2025-03. She reviewed the proposed Fiscal Year 2026 budget compared to the Fiscal Year 2025 budget and noted any changes or adjustments.

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, Resolution 2025-03, Approving a Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon for August 8, 2025 at 11:00 a.m., at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-04. The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: October 3, 2025; November 7, 2025; December 5, 2025; January 2, 2026; February 6, 2026; March 6, 2026; April 3, 2026; May 1, 2026; June 5, 2026; July 3, 2026; August 7, 2026; and September 4, 2026

TIME: 11:00 AM

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Thomas presented Resolution 2025-05.

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS**Consent Agenda**

- A. Acceptance of Unaudited Financial Statements as of March 31, 2025**
- B. Approval of August 2, 2024 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the Consent Agenda Items, as presented, were accepted and approved, respectively.

TWELFTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: ZNS Engineering, L.C.**

There were no District Counsel or District Engineer reports.

- C. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: August 1, 2025 at 11:00 AM [Adoption of FY2026 Budget]**
 - **QUORUM CHECK**

The next meeting will be held on August 8, 2025, rather than on August 1, 2025.

THIRTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

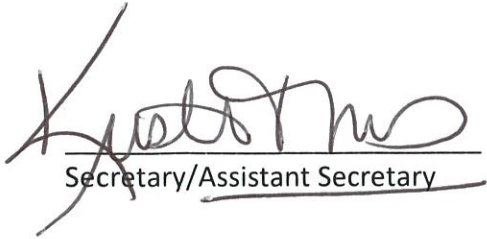
There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Lutz and seconded by Mr. Mundell, with all in favor, the meeting adjourned at 11:32 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair