



Rizzetta & Company

Southaven Community Development District

**Board of Supervisors'
Special Meeting
March 25, 2026**

**District Office:
St Augustine, Florida
(904) 436-6270**

www.southavencdd.org

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

Markland Amenity Center, 61 Clarissa Lane St. Augustine, FL 32095
www.southavencdd.org

Board of Supervisors	Richard Fetter Bob Monk Donna Reed Jorge Iturralde Michael Langer	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Melissa Dobbins Lesley Gallagher	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Jonathan Johnson Katie Buchanan	Kutak Rock, LLP Kutak Rock, LLP
District Engineer	Mike Yuro	Yuro and Associates

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.southavencdd.org

March 18, 2026

Board of Supervisors
Southaven Community
Development District

FINAL AGENDA

Dear Board Members:

The **special** meeting of the Board of Supervisors of the Southaven Community Development District will be held on **March 25, 2026, at 1:00 p.m.**, at the Markland Amenity Center located at 61 Clarissa Lane St. Augustine, FL 32095.

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **AUDIENCE COMMENTS ON AGENDA ITEMS**
4. **BUSINESS ITEMS**
 - A. Series 2026 Refunding Opportunity
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on January 30, 2026 Tab 1
 - B. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on February 4, 2026 Tab 2
 - C. Consideration of the Minutes of the Audit Committee Meeting held February 4, 2026 Tab 3
 - D. Consideration of the Minutes of the Board of Supervisors' Continued Regular Meeting held on February 18, 2026 Tab 4
 - E. Consideration of the Minutes of the Board of Supervisors' Continued Audit Meeting held on February 18, 2026 Tab 5
6. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. General Manager Report
 - D. District Manager
7. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
8. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (904)-436-6270.

Very Truly Yours,

Lesley Gallagher

District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTHAVEN
COMMUNITY DEVELOPMENT DISTRICT**

The **continued** meeting of the Board of Supervisors of Southaven Community Development District was held **January 30, 2026, at 11:00 a.m.** held at the Markland Amenity Center located at 61 Clarissa Lane, St. Augustine, Florida 32095.

Present and constituting a quorum:

Richard Fetter	Board Supervisor, Chairman
Bob Monk	Board Supervisor, Vice Chairman
Michael Langer	Board Supervisor, Assistant Secretary
Donna Reed	Board Supervisor, Assistant Secretary
Jorge Iturralde	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock LLP (via zoom)
Lisa Licata	General Manager, Vesta Property Services (via zoom)

Audience not in attendance.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Fetter called the meeting to order at 11:00 a.m.

SECOND ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

**AUDIENCE COMMENTS ON AGENDA
ITEMS**

There was no audience present or on Zoom.

FOURTH ORDER OF BUSINESS

**UPDATE ON ENTRANCE GATE
VIRTUAL ACCESS CONTROL
SYSTEM**

Mr. Fetter reviewed and email received from Envera Service Team on January 29th at 4:15 p.m. stating that they would be onsite on Monday, February 2nd between 9am & 10 am to finalize the cancellation and remove their equipment. Discussion ensued regarding Mr. Langer and Ms. Licata being present while they are on site. It was also directed to have the gate arms removed by staff.

Ms. Buchanan reviewed that the email received from Envera references the agreement # for the resign agreement which in the opinion of the CDD is invalid. Ms. Buchanan recommends that Ms. Licata respond to the email today with specific verbiage that Ms. Buchanan will provide to make it clear that this is a termination and not cancellation referring to the original agreement number which expires on its own terms January 31, 2026.

It was also noted that the board would wait until the February 4th meeting to take any further action regarding Butterfly.

Ms. Licata to explore any interim access control through Sunbelt if needed.

FIFTH ORDER OF BUSINESS

**AUDIENCE COMMENTS AND
SUPERVISOR REQUESTS**

SUPERVISORS

It was requested that any updates received before the February 4th meeting be shared with the board.

On a motion by Mr. Fetter, seconded by Mr. Monk with all in favor, the Board approved subject to an acceptable response to the email Ms. Licata will be sending acknowledging that this is a termination of the original agreement and not cancellation of the resign agreement which could occur penalties authorizing Mr. Monk to sign new agreement for Butterfly system with a not to exceed increase of \$3,000 from original approved amount, for the Southaven Community Development District.

AUDIENCE

No audience present at this time.

SIXTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Fetter, seconded by Mr. Iturralde with all in favor, the Board adjourned the meeting at 11:21 a.m., for the Southaven Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTHAVEN
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Southaven Community Development District was held **February 4, 2026, at 10:00 a.m.** held at the Markland Amenity Center located at 61 Clarissa Lane, St. Augustine, Florida 32095.

Present and constituting a quorum:

Richard Fetter	Board Supervisor, Chairman <i>(via phone)</i>
Bob Monk	Board Supervisor, Vice Chairman
Michael Langer	Board Supervisor, Assistant Secretary
Donna Reed	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock LLP <i>(via Zoom)</i>
Lisa Licata	General Manager, Vesta Property Services
Dan Fagen	Director of Amenity Operations, Vesta Property Services
Allen Flannery	Landscape Account Manager, The Greenery
Brett Sealy	MBS Capital Markets LLC
Kendall Hahn	MBS Capital Markets LLC <i>(via Zoom)</i>

No audience present.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Monk called the meeting to order at 10:01 a.m.

SECOND ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited during the Audit Committee meeting, which was held prior to the onset of the regular meeting.

THIRD ORDER OF BUSINESS

AUDIENCE COMMENTS ON AGENDA ITEMS

There was no audience present or on zoom.

FOURTH ORDER OF BUSINESS

**DISCUSSION REGARDING POSSIBLE
REFUNDING OF SERIES 2015 & 2016
BONDS**

Mr. Sealy provided some background on his firm and that his firm assisted with the series 2015 and 2016 bonds. Mr. Sealy noted that he had also attended a workshop and provided general information on refinances. Mr. Sealy then explained that it was requested that he provide specific information today which will require them to be engaged to comply with regulations to provide specific information.

1.) Consideration of MBS Agreement for Underwriting Services (*under separate cover*)

On a motion by Mr. Monk, seconded by Ms. Reed, with all in favor, the Board engaged MBS Capital LLC for underwriting services and approved their agreement for such, for the Southaven Community Development District.

Mr. Sealy provided a presentation that outlined the series 2015 and 2016 outstanding bonds, the dates that they become callable, the balances and maturity dates. He outlined that there are two primary paths for refunding bonds include bank private placement and public offering and MBS pursues both. He then moved on to the considerations, laying out the opportunities which the board would need to decide. Discussion ensued regarding the board's goals and benchmarks for economic benefit.

Mr. Sealy reviewed the general construction proceeds route which must be used for identifiable capital improvement projects that qualify for tax exempt financing with 85% of the funds generated being used within 3 years.

Ms. Buchanan reviewed the second option which would be for an annual reduction but rather than actually reduce assessments the O&M capital reserve assessment would be increased so the total assessment stays level to build up reserves.

Discussion ensued regarding whether the district has identifiable capital improvement projects at this time and how soon the district could participate in the next refinance if they moved forward at this time.

The board decided to not discuss the general construction proceeds route further due to there not being any identifiable projects to use 85% of funds generated within 3 years.

Discussion ensued regarding cost of issuance and benefit of refinancing both series at the same time and how rates are finalized.

On a motion by Mr. Fetter, seconded by Mr. Monk, with all in favor, the Board elected to proceed forward with refunding of series 2015A1 and series 2016A1 bonds with the annual reduction route using the savings to increase the O&M capital reserve assessment so the total assessment stays level to build up reserves, for the Southaven Community Development District.

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It was noted that Mr. Sealy will bring back term sheets for the board to consider at a special meeting with a date to be determined in late March or early April.

**The board then moved to agenda item 7A – Update on Entrance Gate Virtual Access Control System*

FIFTH ORDER OF BUSINESS

**UPDATE ON ENTRANCE GATE
 VIRTUAL ACCESS CONTROL
 SYSTEM**

Ms. Buchanan provided an update that concerns had been sent back to Envera regarding their email referencing the resign agreement and term cancellation no response has been received, but the CDD did receive an invoice for approximately \$83,000 for the balance of the contract. Ms. Buchanan then outlined what she believes to be options to move forward at this time. Discussion ensued regarding these options. Ms. Buchanan also noted that she had spoken with General Counsel for Vesta who has requested additional time to review as well and that this meeting may need to be continued in order to provide him with that opportunity. Continuing the meeting to February 18th was then discussed with Ms. Buchanan confirming that she was putting together an email with documentation to assist in summarizing for Vesta. Mr. Fagen noted that he would like Vesta’s attorney to be present at this meeting.

**Mr. Fetter left the meeting in progress and the Board moved back to agenda item 5A*

SIXTH ORDER OF BUSINESS

**CONSIDERATION OF THE MINUTES
 OF THE AUDIT COMMITTEE MEETING
 HELD ON DECEMBER 3, 2025**

On a motion by Mr. Monk, seconded by Ms. Reed, with all in favor, the Board approved the minutes of the Audit Committee meeting held on December 3, 2025, for the Southaven Community Development District.

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SEVENTH ORDER OF BUSINESS

**CONSIDERATION OF THE MINUTES
OF THE BOARD OF SUPERVISORS'
MEETING HELD ON DECEMBER 3,
2025**

On a motion by Mr. Monk, seconded by Ms. Reed, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on December 3, 2025, for the Southaven Community Development District.

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EIGHTH ORDER OF BUSINESS

**CONSIDERATION OF THE MINUTES
OF THE BOARD OF SUPERVISORS'
MEETING ON JANUARY 14, 2026**

On a motion by Mr. Monk, seconded by Ms. Reed, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held on January 14, 2026, for the Southaven Community Development District.

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NINTH ORDER OF BUSINESS

**RATIFICATION OF OPERATIONS AND
MAINTENANCE EXPENDITURES FOR
NOVEMBER AND DECEMBER 2025**

On a motion by Mr. Monk, seconded by Ms. Reed, with all in favor, the Board ratified the operation and maintenance expenditures for November and December 2025 in the amount of \$42,865.52 and \$97,069.22, for the Southaven Community Development District.

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**The board then recessed the regular meeting and moved back to the Audit Committee Meeting at 11:30 a.m.*

**The board moved back to the regular meeting at 11:40 a.m.*

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TENTH ORDER OF BUSINESS

**ACCEPTANCE OF AUDIT COMMITTEE
RECOMMENDATION**

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This item was tabled as the audit committee meeting was continued.

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ELEVENTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

No Report.

B. District Engineer

Mr. Yuro was not requested to attend, but did provide feedback on the Asphalt Repair proposals that are under tab 10 to share at that time.

C. Landscape and Maintenance Report

Mr. Flannery provided an update on annuals and said that they will be continuing with 3 rotations rather than 4. He noted they will be keeping the beds clean until the March rotation. He also noted that the mulch install would occur in the spring. Mr. Monk asked about the soil tests out front where items has consistently died. Mr. Flannery will investigate this further.

1. Consideration of Landscape Enhancement Proposal

On a motion by Mr. Monk, seconded by Ms. Reed, with all in favor, the board approved the Greenery ornamental grass conversion on Westcott Parkway \$4,410.43 and requested that this not take place until spring, for the Southaven Community Development District.

D. General Manager Report

1.) Amenity and Field Updates

No comments.

2.) Lake Management Reports

No comments.

E. District Manager

Ms. Gallagher updated the board that Egis insurance met with Ms. Licata for an insurance walk-through, they had some questions about values of some of the property listed. Ms. Gallagher requested authorization to work with Vesta to review these and if needed engage the engineer if needed, the board had no objections.

The date for the budget workshop was set for April 15th at 10 a.m.

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TWELFTH ORDER OF BUSINESS

CONSIDERATION OF PEST CONTROL PROPOSAL

The board reviewed a proposal from Freedom Pest Control for an initial treatment at the cost of \$200.00 and then a monthly fee of \$150.00

Ms. Licata reviewed that Turner’s pricing was more favorable. This item was tabled indefinitely.

THIRTEENTH ORDER OF BUSINESS

CONSIDERATION OF THE ASPHALT REPAIR PROPOSAL(S)

Board reviewed proposals from All Pro Asphalt in the amount of \$6500.00 & All Asphalt in the amount of \$4,915.00. Ms. Gallagher then shared that the engineer reviewed these proposals and the feedback he provided.

On a motion by Mr. Monk, seconded by Ms. Reed, with all in favor, the Board approved the proposal from All Pro Asphalt \$6500.00 for repairs in 14 identified areas, for the Southaven Community Development District.

FOURTEENTH ORDER OF BUSINESS

CONSIDERATION OF THE PRESSURE WASHING PROPOSAL(S)

Board reviewed three proposals from AMG, Hydro Klean and Putting on the Pressure for pressure washing services.

On a motion by Mr. Monk, seconded by Ms. Reed, with all in favor, the Board approved AMG pressure washing proposal in the amount of \$5,252.10, for the Southaven Community Development District.

FIFTEENTH ORDER OF BUSINESS

CONSIDERATION OF RESOLUTION 2026-01; CONDUCTING THE GENERAL ELECTION

On a motion by Mr. Monk, seconded by Mr. Langer, with all in favor, the board adopted Resolution 2026-01 directing the St. Johns County Supervisor of Elections to conduct the general election process for the two seats that are up in the November 2026 general election, for the Southaven Community Development District.

It was also noted that the Qualification period is NOON on June 8, 2026 though NOON on June 12, 2026 at the St. Johns County Supervisor of Elections Office.

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SIXTEENTH ORDER OF BUSINESS

**AUDIENCE COMMENTS AND
SUPERVISOR REQUESTS**

SUPERVISORS

No Supervisor Comments.

AUDIENCE

No audience present.

SEVENTEENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Monk, seconded by Mr. Langer with all in favor, at 11:56 a.m. the Board continued the meeting to February 18, 2026 at 10:00 a.m., for the Southaven Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 3

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of Southaven Community Development District was held on February 4, 2026, at 10:00 a.m., at the Markland Amenity Center located at 61 Clarissa Lane St. Augustine, FL 32095

Present and constituting a quorum:

Richard Fetter Board Supervisor, Chairman (via phone)
Bob Monk Board Supervisor, Vice Chairman
Michael Langer Board Supervisor, Assistant Secretary
Donna Reed Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher District Manager, Rizzetta & Company, Inc.
Katie Buchanan District Counsel, Kutak Rock LLP (via zoom)
Lisa Licata General Manager, Vesta Property Services
Dan Fagen Director of Amenity Operations, Vesta Property Services
Allen Flannery Landscape Account Manager, The Greenery
Kendall Hahn MBS Capital Markets LLC
Brett Sealy MBS Capital Markets LLC (via zoom)

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Monk called the audit committee meeting to order at 10:01 a.m.

The Pledge of Allegiance was recited.

On a motion by Mr. Monk, seconded by Ms. Reed, with all in favor, the audit committee meeting was then continued to a later point in the meeting, for the Southaven Community Development District.

*The audit committee meeting was later resumed at 11:30 a.m.

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SECOND ORDER OF BUSINESS

**REVIEW, DISCUSS AND EVALUATE
THE PROPOSALS RECEIVED IN
RESPONSE TO THE RFP FOR
DISTRICT AUDING SERVICES**

Discussion ensued regarding the details of the proposals.

On a motion by Mr. Monk, seconded by Mr. Fetter, with all in favor, the audit committee authorized Mr. Langer to review these and provide a report back to the audit committee continuing this meeting to February 18th at 10 a.m., for the Southaven Community Development District.

THIRD ORDER OF BUSINESS

ADJOURNMENT

The audit committee meeting was adjourned and the board moved into the regular meeting.

**The board moved back to the regular meeting at 11:40 a.m.*

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 4

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTHAVEN
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Southaven Community Development District was held **February 18, 2026, at 10:00 a.m.** held at the Markland Amenity Center located at 61 Clarissa Lane, St. Augustine, Florida 32095.

Present and constituting a quorum:

Jorge Iturralde	Board Supervisor, Assistant Secretary
Bob Monk	Board Supervisor, Vice Chairman
Michael Langer	Board Supervisor, Assistant Secretary
Donna Reed	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock LLP (via zoom)
Lisa Licata	General Manager, Vesta Property Services
Dan Fagen	Director of Amenity Operations, Vesta Property Services
Chris Hodge	General Counsel for Vesta – (via zoom)

No audience present.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Monk called the meeting to order at 10:14 a.m.

On a motion by Mr. Monk, seconded by Ms. Reed, with all in favor, the regular meeting was opened, for the Southaven Community Development District.

SECOND ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited during the Audit Committee meeting, which was held prior to the onset of the regular meeting.

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THIRD ORDER OF BUSINESS

**UPDATE ON ENTRANCE GATE
VIRTUAL ACCESS CONTROL
SYSTEM**

Ms. Buchanan provided a brief overview of ongoing concerns about the Entrance Gate Virtual Access Control System for the benefit of the audience online and present. Ms. Buchanan shared a timeline of events from 2021 when the CDD entered into an agreement with Envera to date. Ms. Buchanan then reviewed the options for the board to take the next steps. Ms. Buchanan & Mr. Hodge then provided a summary of Vesta’s contractual obligations.

Discussion ensued regarding moving forward with another letter to Envera and moving forward with Butterfly to have them order equipment. It was also noted that if the CDD must remove Envera’s equipment that the condition of that equipment be documented before and after.

The meeting was then opened for audience comments and comments were heard on the following:

Abandonment of equipment timeline and strength of termination, cease and desist lender, letter to Envera for equipment removal and if Butterfly MX could place their equipment in a different location if needed.

There were no public comments on Zoom.

On a motion by Mr. Monk, seconded by Mr. Iturralde, with all in favor, the board approved sending another letter to Envera confirming the District’s stance that the contract is done and providing a date to have equipment removed with Counsel providing verbiage for this communication and to also move forward sending the check to Butterfly MX for the equipment to move forward, for the Southaven Community Development District.

FOURTH ORDER OF BUSINESS

**ACCEPTANCE OF AUDIT COMMITTEE
RECOMMENDATION**

On a motion by Mr. Monk, seconded by Mr. Iturralde, with all in favor, the Board accepted the audit committee recommendation of Grau & Associates for audit services, for the Southaven Community Development District.

Mr. Monk and Ms. Licata will work on a summary communication and provide updates to the community.

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FIFTH ORDER OF BUSINESS

**AUDIENCE COMMENTS AND
SUPERVISOR REQUESTS**

SUPERVISORS

No Supervisor Comments.

AUDIENCE

No audience present.

SIXTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Monk, seconded by Ms. Reed with all in favor, the Board adjourned the meeting at 11:10 a.m., for the Southaven Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 5

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTHAVEN
COMMUNITY DEVELOPMENT DISTRICT**

The **Audit Committee** meeting of Southaven Community Development District was held on **February 18, 2026, at 10:00 a.m.**, at the Markland Amenity Center located at 61 Clarissa Lane St. Augustine, FL 32095

Present and constituting a quorum:

Bob Monk	Board Supervisor, Vice Chairman
Michael Langer	Board Supervisor, Assistant Secretary
Donna Reed	Board Supervisor, Assistant Secretary
Jorge Iturralde	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock LLP (via zoom)
Lisa Licata	General Manager, Vesta Property Services
Dan Fagen	Director of Amenity Operations, Vesta Property Services
Chris Hodge	Vesta General Counsel (via zoom)

Audience present and on Zoom.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Monk called the meeting to order at 10:02 a.m.

The Pledge of Allegiance was recited.

On a motion by Mr. Monk, seconded by Mr. Iturralde, with all in favor, the audit committee meeting was opened, for the Southaven Community Development District.

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SECOND ORDER OF BUSINESS

**REVIEW, DISCUSS AND EVALUATE
THE PROPOSALS RECEIVED IN
RESPONSE TO THE RFP FOR
DISTRICT AUDING SERVICES**

Mr. Langer reviewed the proposals received from Berger, Toombs, Elam, Gaines & Frank, DiBartolomeo, McBee, Hartley & Barnes, P.A., Grau & Associates, McDirmit Davis and McIntosh CPA and shared his feedback.

On a motion by Mr. Langer, seconded by Mr. Iturralde, with all in favor, the audit committee approved the recommended ranking (Exhibit A) and made the recommendation of Grau & Associates for auditing services based on the RFP, for the Southaven Community Development District.

On a motion by Mr. Langer, seconded by Mr. Iturralde, with all in favor, the audit committee meeting was closed and the board moved into the regular meeting at 10:14 a.m., for the Southaven Community Development District.

THIRD ORDER OF BUSINESS

ADJOURNMENT

The audit committee meeting was adjourned and the board moved into the regular meeting.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Exhibit A

**Southaven CDD
Audit Proposal Review Committee Evaluation Spread Sheet 02/18/2026**

Bidder's Name	Total Audit Price	Ability of Personnel (10 Points)	Proposer's Experience (30 Points)	Understanding Scope of Work (20 Points)	Furnish Required Services (10 Points)	Price (30 Points)	Total Points
Berger, Toombs, Elam, Gaines & Frank	2026 - \$3,850 2027 - \$3,850 2028 - \$3,950 2029 - \$4,175 2030 - \$4,175	2	0	4	2	0	8
DiBartolomeo, McBee, Hartley & Barnes	2026 - \$2,950 2027 - \$3,100 2028 - \$3,250 2029 - \$3,425 2030 - \$3,600	2	12	4	2	15	35
Grau & Associates	2026 - \$3,200 2027 - \$3,300 2028 - \$3,400 2029 - \$3,500 2030 - \$3,600	2	18	4	2	15	41
McDimit Davis (Current Auditor)	2026 - \$4,100 2027 - \$4,100 2028 - \$4,300 2029 - \$4,300 2030 - \$4,500	0	0	4	2	0	6
McIntosh CPA	2026 - \$3,000 2027 - \$3,200 2028 - \$3,400 2029 - \$3,600 2030 - \$3,800	0	0	4	2	0	6
Committee Members:	Donna Reed, Jorge Iturralde, Robert Monk, Michael Langer						