

**MINUTES OF MEETING
MURPHY’S LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Murphy’s Landing Community Development District held Public Hearings, a Regular Meeting and Audit Committee Meeting on January 23, 2026 at 11:00 a.m., at the Barron Library, 461 N Main Street, Labelle, Florida 33935.

Present:

James (Jim) McGowan	Chair
Bruce Noble	Vice Chair
Charles (Robert) Nelson	Assistant Secretary
Michael Byrd	Assistant Secretary

Also present:

Chris Conti	District Manager
Patrick Collins (via telephone)	District Counsel, Kilinski Van Wyk
Mitchell Zwang (via telephone)	District Counsel, Kilinski Van Wyk
John S. Vanni (via telephone)	Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 11:04 a.m. The Oath of Office was administered to Michael Byrd before the meeting.

Supervisors McGowan, Nelson, Noble and Byrd were present. Supervisor Burr was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisor Michael Byrd (the following will be provided under separate cover)

This item was addressed during the First Order of Business. The following items were provided and explained to Mr. Byrd before the meeting:

- A. **Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- 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**

FOURTH ORDER OF BUSINESS

Ratification of Resolution 2026-03, Electing the Officers of the District, and Providing for an Effective Date

Mr. Conti presented Resolution 2026-03.

The slate of officers was as follows:

Chair	James (Jim) McGowan
Vice Chair	Bruce Noble
Secretary	Craig Wrathell
Assistant Secretary	Robert Nelson
Assistant Secretary	Garrison Burr
Assistant Secretary	Michael Byrd
Assistant Secretary	Chris Conti
Assistant Secretary	Cindy Cerbone
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, Resolution 2026-03, Electing the Officers of the District, as nominated, and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-

Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2026-36, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Murphy's Landing Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Conti presented Resolution 2026-36 and read the title.

On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Nelson and seconded by Mr. Byrd, with all in favor, the Public Hearing was closed.

On MOTION by Mr. McGowan and seconded by Mr. Nelson, with all in favor, Resolution 2026-36, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Murphy's Landing Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

A. Affidavit/Proof of Publication**B. Mailed Notice to Property Owner(s)**

These items were included for informational purposes.

C. Master Engineer's Report (for informational purposes)

Mr. Vanni presented the Master Engineer's Report. He noted the following:

- The Report lays out the Capital Improvement Plan (CIP) and estimated costs of the CIP.
- The District plans to design, permit, finance, acquire and/or construct, operate, and maintain all or part of certain infrastructure necessary for community development within the District.

Mr. Vanni stated that very minor modifications were made since the Report was last presented, such as to off-site improvements; verifying/clarifying responsibilities in one section between the Department of Transportation (DOT) and the City of Labelle; and modifying the contingency from 20% to 30%, as requested at the last meeting to more accurately account for inflationary costs.

Mr. **Zwang** posed and Mr. Vanni responded to the following questions:

Mr. Zwang: Based on your experience, are the cost estimates in your Engineer's Report reasonable and proper?

Mr. Vanni: Yes, they are.

Mr. Zwang: Do you have any reason to believe the CIP cannot be carried out by the District?

Mr. Vanni: No, I do not.

Mr. **Zwang** stated that there are two criteria that special assessments must meet to be valid. The first is that the lands subject to the special assessment must receive a special benefit. The second is that the special assessment must be reasonably apportioned among the lands subject to that special assessment.

D. Master Special Assessment Methodology Report (for informational purposes)

Mr. Conti presented the Master Special Assessment Methodology Report. He noted the following:

- The Methodology Report is based upon the updated Master Engineer's Report.

- The land within the District consists of approximately 187.65 +/- acres.
- The Development Plan envisions a total of 629 single-family residential units of various types and sizes.
- The proposed financing plan for the District provides for the issuance of the Bonds in the approximate principal amount of \$80,000,000 to finance approximately \$51,910,370 in CIP costs.

Mr. Conti reviewed Appendix Tables 1 through 5, which detail the Development Plan, Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation, and Assessment Apportionment.

Mr. **Zwang** posed and Mr. Conti responded to the following questions:

Mr. Zwang: In your professional opinion, do the lands subject to the assessments receive special benefits from the District's CIP?

Mr. Conti: Yes.

Mr. Zwang: In your professional opinion, are the master assessments reasonably apportioned among the lands subject to the special assessments?

Mr. Conti: Yes.

Mr. Zwang: In your professional opinion, is it reasonable, proper and just to assess the costs of the CIP as a system of improvements and against the lands in the District in accordance with your Methodology?

Mr. Conti: Yes.

Mr. Zwang: Is it your opinion that the special benefits the lands will receive as set forth in the final assessment roll will equal to or in excess of the maximum master assessments thereon when allocated as set forth in the Methodology?

Mr. Conti: Yes.

Mr. Zwang: Is it your opinion that it is in the best interest of the District that the master assessments be paid and collected in accordance with the Methodology and the District's assessment resolutions?

Mr. Conti: Yes.

On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

On MOTION by Mr. Nelson and seconded by Mr. Byrd, with all in favor, the Public Hearing was closed.

- E. Consideration of Resolution 2026-37, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Mr. Conti presented Resolution 2026-37 and read the title.

On MOTION by Mr. Byrd and seconded by Mr. Nelson, with all in favor, Resolution 2026-37, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

F. Consideration of Notice of Master Special Assessments/Governmental Lien of Record

Mr. Collins stated that this is the form of Master Notice of Lien that will be recorded at a later date.

On MOTION by Mr. Nelson and seconded by Mr. Byrd, with all in favor, the Notice of Master Special Assessments/Governmental Lien of Record, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure and Amenity Rates and Disciplinary Rules, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

B. Consideration of Resolution 2026-38, Adopting Rules of Procedure; Adopting Amenity Disciplinary Rules; Adopting Rates, Fees and Charges; Providing a Severability Clause; and Providing an Effective Date

Mr. Conti presented Resolution 2026-38 and the Rules of Procedure, Amenity Disciplinary Rules, and the Rates, Fees and Charges.

A Board Member asked how the Non-Resident Annual User Fee of \$2,500 to \$4,000 is derived. Mr. Collins stated that generally aligns with projected annual assessment amounts, but it is also a representation of the typical market rate for non-resident access to amenities. Regarding the range, Mr. Collins stated that the exact fee is not being set at this time, rather the range is being adopted. In response to the question of whether there is a capital recovery in the fee structure, Mr. Collins replied no and stated it is a flat fee that a non-resident would pay.

On MOTION by Mr. McGowan and seconded by Mr. Noble, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Byrd seconded by Mr. Nelson, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Nelson and seconded by Mr. Byrd, with all in favor, Resolution 2026-38, Adopting Rules of Procedure; Adopting Amenity

Disciplinary Rules; Adopting Rates, Fees and Charges; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Affidavit of Publication

B. Consideration of Resolution 2026-39, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Conti presented Resolution 2026-39. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is a Landowner-contribution budget, with expenses being funded as they are incurred.

On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Noble and seconded by Mr. Byrd, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, Resolution 2026-39, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Recess Regular Meeting/Commencement of Audit Selection Committee Meeting

On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, the Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

TENTH ORDER OF BUSINESS

Review of Responses to Request for Proposals (RFP) for Annual Audit Services

A. Affidavit of Publication

B. RFP Package

These items were included for informational purposes.

C. Respondent(s)

Mr. Conti discussed the qualifications and pricing for each of the following respondents.

Mr. Conti presented his Auditor Evaluation Matrix scores and ranking and explained his reasoning for the scores he awarded in each category.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: \$2,800 for Fiscal Year 2026, and \$3,500 for Fiscal Years 2027 and 2028, plus an additional \$1,400 with bond issuance.

II. DiBartolomeo, McBee, Hartley & Barnes, P.A.

Bid: \$2,950 for Fiscal Year 2026, \$3,050 for Fiscal Year 2027, \$3,150 for Fiscal Year 2028, \$3,250 for Fiscal Year 2029 and \$3,350 for Fiscal Year 2030, plus an additional fee increase not exceeding \$1,250 with bond issuance.

III. Grau & Associates

Bid: \$2,500 for Fiscal Year 2026, \$2,600 for Fiscal Year 2027 and \$32,700 for Fiscal Year 2028, plus an additional \$1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

Having the option to score and rank the respondents individually, as a Committee or accept Mr. Conti's scores and ranking, the Board, sitting as the Audit Selection Committee, agreed with Mr. Conti's scores and ranking, as follows:

#1	Grau & Associates	100 Points
#2	DiBartolomeo, McBee, Hartley & Barnes, P.A.	99 Points
#3	Berger, Toombs, Elam, Gaines & Frank	89 Points

On MOTION by Mr. Noble and seconded by Mr. Nelson, with all in favor, accepting Mr. Conti's scores and ranking as the Audit Selection Committee's own scores and ranking, was approved.

ELEVENTH ORDER OF BUSINESS

Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting

On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

TWELFTH ORDER OF BUSINESS

Consider Recommendation of Audit Selection Committee

• **Award of Contract**

On MOTION by Mr. Nelson and seconded by Mr. Byrd, with all in favor, accepting the Audit Selection Committee's scores, ranking and recommendation ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services as the Board's own scores and ranking, and awarding the Annual Audit Services Contract to Grau & Associates, was approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

A. Affidavit of Publication

B. RFQ Package

These items were included for informational purposes.

C. Respondent: JR Evans Engineering, P.A.

Mr. Conti stated that JR Evans Engineering, P.A., (JR Evans), the current Interim District Engineer, was the sole respondent to the RFQ for Engineering Services.

D. Competitive Selection Criteria/Ranking

Mr. Conti stated and Mr. Collins confirmed that, as there was only one respondent, the Board can deem JR Evans as the most responsive, responsible respondent and rank them as the #1 ranked respondent.

E. Award of Contract

On MOTION by Mr. Noble and seconded by Mr. Byrd, with all in favor, ranking JR Evans Engineering, P.A., as the #1 ranked respondent to the RFQ for Engineering Services, awarding the Engineering Services Contract to JR Evans Engineering, P.A., authorizing District Counsel to negotiate and prepare the Engineering Services Contract with JR Evans Engineering, P.A., and authorizing the Chair to execute, subject to ratification at a future meeting, was approved.

FOURTEENTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form [October 1, 2025 -
September 30, 2026]**

Mr. Conti presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Noble and seconded by Mr. Nelson, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-12,
Granting the Chairperson and Vice
Chairperson the Authority to Execute Real
and Personal Property Conveyance and
Dedication Documents, Plats and Other
Documents Related to the Development of
the District's Improvements; Approving the
Scope and Terms of Such Authorization;
Providing a Severability Clause; and
Providing an Effective Date**

Mr. Conti presented Resolution 2026-12 and read the title.

On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, Resolution 2026-12, Granting the Chairperson and Vice Chairperson the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-22, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-24, 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

This item was deferred.

EIGHTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

On MOTION by Mr. McGowan and seconded by Mr. Noble, with all in favor, the Unaudited Financial Statements as of December 31, 2025, were accepted.

NINETEENTH ORDER OF BUSINESS

Approval of Minutes

- A. November 17, 2025 Landowners' Meeting**
- B. November 17, 2025 Organizational Meeting**

On MOTION by Mr. McGowan and seconded by Mr. Noble, with all in favor, the November 17, 2025 Landowners' Meeting Minutes and the November 17, 2025 Organizational Meeting Minutes, both as presented, were approved.

TWENTIETH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kilinski | Van Wyk PLLC**

Mr. Collins stated that the bond validation hearing will be on February 23, 2026. Assuming the validation is successful, work on the first bond issuance will likely be able to commence at the end of March 2026.

B. District Engineer (Interim): J.R. Evans Engineering

There was no report.

“(Interim)” will be removed from the above heading on future agendas.

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

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

Mr. Conti stated the date of the next meeting will be determined.

TWENTY-FIRST ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWENTY-SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTY-THIRD ORDER OF BUSINESS

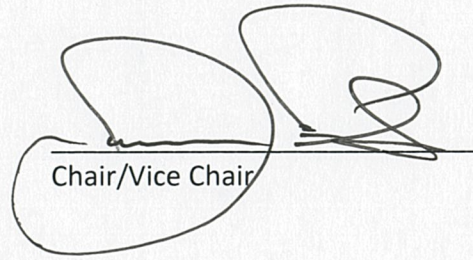
Adjournment

<p>On MOTION by Mr. Nelson and seconded by Mr. Noble, with all in favor, the meeting adjourned at 11:44 a.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair