

**MINUTES OF MEETING
RADIANCE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Radiance Community Development District was held Friday, **May 15, 2026** at 12:30 p.m. at the Hilton Garden Inn Palm Coast/Town Center, 55 Town Center Blvd., Palm Coast, Florida.

Present and constituting a quorum:

Bill Fife
Hailey Kiernan
Eric Morissette
Charlie Faulkner *by phone*

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Ashley Ligas *by phone*
Rich Gray
Daniel Harvey

District Manager, GMS
District Counsel
Field, GMS
GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun opened the public comment period and asked that speakers state their name and address and keep their comments to three minutes.

THIRD ORDER OF BUSINESS

Approval of Minutes

Mr. LeBrun presented the minutes of the October 27, 2025 Board of Supervisors meeting and asked for any comments, corrections, or changes.

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On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, the Minutes of the October 27, 2025 Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

New Business

A. Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing

Mr. LeBrun presented Resolution 2026-07 approving the proposed Fiscal Year 2027 budget and setting a public hearing. The recommended revision was to move the public hearing date to August 21, 2026 so it aligns with the other Districts and Board members schedules. The proposed budget was reviewed beginning with the general fund, followed by administrative and operations/maintenance items. Mr. LeBrun explained that the budget reflects feedback on areas expected to come online in the next fiscal year and that some contingency amounts were increased to account for unforeseen needs, given the project is still in an early stage of development. Discussion followed regarding the timing of the amenity opening. Board members indicated that the amenity is more likely to open near the end of 2027, rather than during Fiscal Year 2027. Mr. LeBrun noted that if that timing holds, the related costs would instead be reflected in the Fiscal Year 2028 budget, but the item should remain in the current budget as a precaution. The assessment chart for single-family homes, the budget narrative, and the debt service fund for the Series 2025 bond issuance were also reviewed.

On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, Resolution 2026-07 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for August 21, 2026, was approved.

B. Consideration of Resolution 2026-08 Setting Date, Time, and Location of the November 2026 Landowner's Election and Meeting

Mr. LeBrun presented Resolution 2026-08, which sets the date, time, and location of the November landowners' meeting. The proposed meeting date was November 20, 2026, consistent with the scheduling approach used for the other Districts meeting. He noted that Seats 1, 2, and 3 would be up for landowner election this cycle, identifying those seats as held by Hailey, Tim, and Charlie.

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On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, Resolution 2026-08 Setting Date, Time, and Location of the November 2026 Landowner's Election and Meeting, was approved.

C. Ratification of Requisition 2025-04-09

Mr. Lebrun stated Requisition 2025-04-09 had already gone through staff and counsel and has been signed, they were now seeking ratification of the requisition.

On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, Requisition 2025-04-09, was ratified.

D. Ratification of Work Authorization Number 5 for Additional Construction Phase Design Services and Meeting with Kimley-Horn

Mr. LeBrun presented the Work Authorization No. 5 for design services with Kimley-Horn. The item had been brought before the Board for ratification.

On MOTION by Mr. Fife, seconded by Mr. Morissette, with all in favor, Work Authorization Number 5 for Additional Construction Phase Design Services and Meeting with Kimley-Horn, was ratified.

E. Ratification of Direct Purchase Order for Old Kings Rd. S. Master Pump Station with Staline Waterworks Inc.

Mr. Sullivan presented the direct purchase order for the Old Kings Rd. S. Master Pump Station with Staline Waterworks. The item was brought before the Board for ratification.

On MOTION by Mr. Fife, seconded by Mr. Morissette, with all in favor, the Direct Purchase Order for Old Kings Rd. S. Master Pump Station with Staline Waterworks Inc, was ratified.

F. Ratification of Change Orders No. 17-20 for Radiance Offsite Project

Mr. Sullivan presented Change Orders 17 through 20 for the Radiance Offsite Project. He noted that the change orders had already been reviewed by staff and approved, and the item was being brought before the Board for ratification.

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On MOTION by Mr. Fife, seconded by Ms. Kiernan, with all in favor, Change Orders No. 17-20 for Radiance Offsite Project, was ratified.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Ligas had nothing to report.

Mr. Morissette asked for an update on collections related to the city and whether billing was occurring as work progressed or only after completion. Ms. Kiernan reported that one reimbursement had already been received and that another request, covering water, sewer, and reclaim components, was currently being processed. She noted the amount involved was approximately \$6.6 million and indicated that an additional reimbursement request would likely follow because most of the project work is substantially complete.

The discussion then turned to the lift station. Ms. Kiernan clarified that the lift station falls under FGUA rather than the city reimbursement work and stated that startup was expected within the next one to two weeks. Mr. Morissette suggested if funds become available additional landscaping could be considered along the FGUA tract near the entrance. Ms. Kiernan acknowledged the suggestion and indicated it could be evaluated.

Mr. Smith also commented positively on the appearance of the site, including the landscaping and ponds. Ms. Kiernan noted that the site had been kept clean and that some dirt had been moved to future phases, contributing to the project's overall appearance. A brief exchange also confirmed that a left-turn lane was not required at that location.

B. Engineer

There being no comments, the next item followed.

C. Field Manager

Mr. Gray reported that there were no major updates at this time, but work was continuing and they were continuing to work on budget estimates and planning. Two proposals for pond-related work have already been received as part of a proactive effort to address the entryway buffer zones and prepare for the areas expected to come online in the future.

Mr. Gray stated that outreach had been made to four pond maintenance companies and four landscape companies in order to gather a range of proposals for Board review when needed.

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Regarding landscaping, it was noted that the previously discussed budget threshold was still considered accurate, although final pricing had not yet been received. For pond maintenance, Mr. Gray advised that projected costs were currently favorable and running approximately \$7,000 under budget.

Ms. Kiernan reported that landscaping work has been placed under contract. Although there were still a few outstanding questions related to water availability, she indicated that temporary water would be used if necessary to keep the project moving forward. Irrigation work at the entrance was expected to begin within the next couple of weeks.

During the discussion, Ms. Kiernan confirmed that Yellowstone held the installation contract and would be responsible for the buffer and entranceway work. It was also noted that Yellowstone had the irrigation and planting plans available.

D. District Manager's Report

i. Approval of Check Registers

Mr. LeBrun presented the check register for December 1, 2025 through March 31, 2026. There were no Board questions and the next item followed.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun presented the balance sheet and income statement. The unaudited financials are presented through March 31, 2026. No Board action is required; this item is for informational purposes only.

iii. Ratification of Construction Funding Request 2026-01-06

Mr. LeBrun presented Construction Funding Request 2026-01-06. The item was brought before the Board for ratification.

On MOTION by Mr. Fife, seconded by Mr. Morisette, with all in favor, Construction Funding Request 2026-01-06, was ratified.

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iv. Ratification of General Funding Request 2026-07-08

Mr. LeBrun presented General Funding Request 2026-07-08. The item was brought before the Board for ratification.

On MOTION by Mr. Morisette, seconded by Ms. Kiernan, with all in favor, General Funding Request 2026-07-08, was ratified.

v. Presentation of Number of Registered Voters: 0

Mr. LeBrun reported that the number of registered voters as of April 15, 2026 for purposes of the Supervisor of Elections was zero.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date – June 19, 2026

Mr. LeBrun announced that the next meeting was scheduled for June 19th but noted that it could be canceled if there was no further business to come before the Board.

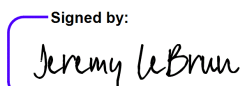
NINTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun asked for a motion of approval.

On MOTION by Mr. Fife, seconded by Mr. Morisette, with all in favor, the meeting was adjourned.

Signed by:



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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman