

1 **MINUTES OF MEETING**

2 **RADIANCE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Radiance Community Development
5 District was held on Monday, October 27, 2025 at 11:21 a.m., at the Hilton Garden Inn, 55 Town Center
6 Blvd., Palm Coast, FL 32164.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. McInnes called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 William Fife	Board Supervisor, Chairman
11 Charles Faulkner	Board Supervisor, Assistant Secretary
12 Eric Morrisette	Board Supervisor, Assistant Secretary

13 Also, present were:

14 David McInnes	District Manager, Vesta District Services
15 Jere Earlywine <i>(via phone)</i>	District Counsel, Kutak Rock

16 *The following is a summary of the discussions and actions taken at the October 27, 2025 Radiance CDD*
17 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*
18 *emailing PublicRecords@vestapropertyservices.com.*

19 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
20 **agenda items)**

21 There being none, the next item followed.

22 **THIRD ORDER OF BUSINESS – Consent Agenda**

- 23 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
24 Held on August 25, 2025
- 25 B. Exhibit 2: Consideration for Acceptance – The September 2025 Unaudited Financial Statements
- 26 C. Exhibit 3: Ratification of Southern Underground Industries, Inc. Change Orders
- 27 1. CO #7
- 28 2. CO #10
- 29 3. CO #11
- 30 4. CO #12
- 31 5. CO #13
- 32 6. CO #14
- 33 7. CO #15
- 34 8. CO #16
- 35 D. Exhibit 4: Ratification of Hazen Construction, LLC Contract Addendum – Phase 1 Utility
- 36 E. Exhibit 5: Ratification of Requisition Phase 1 Earthwork & Clearing
- 37 F. Exhibit 6: Ratification of TLC Land Consulting, LLC Agreement

G. Exhibit 7: Ratification of Hazen Construction, LLC Contract Addendum – Cresswind Phase 1

H. Exhibit 8: Ratification of Bulow City & CDD First Amendment to Settlement Agreement

I. Exhibit 9: Ratification of Amended Offsite Utility Easement

On a MOTION by Mr. Fife, SECONDED by Mr. Faulkner, WITH ALL IN FAVOR, the Board approved the Consent agenda as presented, for the Radiance Community Development District.

FOURTH ORDER OF BUSINESS – Business Matters

A. Exhibit 10: Consideration & Adoption of **Resolution 2026-01**, Ratifying Sale of Bonds & Levy of Assessments, Series 2025

On a MOTION by Mr. Fife, SECONDED by Mr. Morrisette, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-01**, Ratifying Sale of Bonds & Levy of Assessments, Series 2025, as amended to correct the date, for the Radiance Community Development District.

B. Consideration of Termination of District Management Agreement

On a MOTION by Mr. Fife, SECONDED by Mr. Faulkner, WITH ALL IN FAVOR, the Board approved the termination of District Management Services with DPFG Management and Consulting, LLC (d/b/a Vesta District Services) effective as of 11/15/2025, for the Radiance Community Development District.

C. Exhibit 11: Consideration & Adoption of **Resolution 2026-02**, Appointing District Manager

On a MOTION by Mr. Fife, SECONDED by Mr. Faulkner, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-02**, Appointing District Manager, for the Radiance Community Development District.

D. Exhibit 12: Consideration & Adoption of **Resolution 2026-03**, Re-Designating Officers

On a MOTION by Mr. Morrisette, SECONDED by Mr. Faulkner, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-03**, Re-Designating Officers, for the Radiance Community Development District.

E. Exhibit 13: Consideration & Adoption of **Resolution 2026-04**, Designating Authorized Signatories

On a MOTION by Mr. Fife, SECONDED by Mr. Faulkner, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-04**, Designating Authorized Signatories, as amended, for the Radiance Community Development District.

F. Exhibit 14: Consideration & Adoption of **Resolution 2026-05**, Designating Administrative Office

On a MOTION by Mr. Fife, SECONDED by Mr. Faulkner, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-05**, Designating Administrative Office, for the Radiance Community Development District.

G. Exhibit 15: Consideration & Adoption of **Resolution 2026-06**, Adopting Amended Meeting Schedule

On a MOTION by Mr. Faulkner, SECONDED by Mr. Fife, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-06**, Adopting Amended Meeting Schedule, for the Radiance Community Development District.

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73 **FIFTH ORDER OF BUSINESS – Staff Reports**

74 A. District Counsel

75 Mr. Earlywine had nothing to report.

76 B. District Engineer

77 The District Engineer was not present.

78 C. District Manager

79 Mr. McInnes had nothing to report.

80 **SIXTH ORDER OF BUSINESS – Supervisors' Requests**

81 There being none, the next item followed.

82 **SEVENTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to**
83 *3 minutes per individual)*

84 There being none, the next item followed.

85 **EIGHTH ORDER OF BUSINESS – Adjournment**

86 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to
87 adjourn the meeting. There being none, Mr. Fife made a motion to adjourn the meeting.

88 On a MOTION by Mr. Fife, SECONDED by Mr. Faulkner, WITH ALL IN FAVOR, the Board adjourned
89 the meeting at 11:28 a.m. for the Radiance Community Development District.

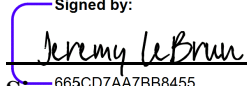
90 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
91 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
92 *including the testimony and evidence upon which such appeal is to be based.*

93 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
94 **meeting held on May 15, 2026.**

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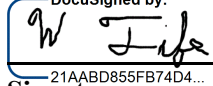
97 Signed by:

98 
Signature 665CD7AA7BB8455...

Jeremy LeBrun

Printed Name

DocuSigned by:


Signature 21AABD855FB74D4...

William Fife

Printed Name

99 Title: ☐ Secretary ☒ Assistant Secretary

Title: ☒ Chairman ☐ Vice Chairman