



**TRADITION
COMMUNITY DEVELOPMENT
DISTRICT NOS. 1 - 11**

PORT ST. LUCIE

**REGULAR BOARD MEETING &
PUBLIC HEARING**

**SEPTEMBER 3, 2025
11:00A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.traditioncdd1.org
www.traditioncdd2.org
www.traditioncdd3.org
www.traditioncdd4.org
www.traditioncdd5.org
www.traditioncdd6.org
www.traditioncdd7.org
www.traditioncdd8.org
www.traditioncdd9.org
www.traditioncdd10.org
www.traditioncdd11.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimil

AGENDA
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11

Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, FL 34987

OR

Join Zoom Meeting:

<https://us02web.zoom.us/j/3341025012?omn=88010883042>

Meeting ID: 334 102 5012

Dial-In: 1 929 436 2866

REGULAR BOARD MEETING & PUBLIC HEARING

September 3, 2025

11:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions
- E. Comments from the Public Not on the Agenda
- F. Public Hearing – Adopting Fiscal Year Budget 2025/2026 Final Budget
 - 1. Proof of Publication.....Page 2
 - 2. Receive Public Comments on Adopting Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-17; Adopting Fiscal Year 2025/2026 Final Budget.....Page 3
 - 4. Consider Resolution No. 2025-18; Levying Non-Ad Valorem Assessments for Tradition CDD No.'s 1-11 for the Fiscal Year 2025/2026.....Page 12
- G. Consent Items
 - 1. Approval of August 6, 2025, Regular Board Meeting Minutes.....Page 36
 - 2. Approval of WA #19-143-194; Brynlie Amenity Center – SWM.....Page 40
 - 3. Approval of WA #19-143-195; Coffee Rush - The Landing at Tradition – Irrigation.....Page 43
 - 4. Approval of OpenGov Enterprise Asset Management Application.....Page 46
- H. Old Business
 - 1. Irrigation Franchise Agreement
 - 2. Irrigation Rate Study
- I. New Business
- J. Administrative Matters
 - 1. Manager's Report
 - 2. Attorney's Report
 - 3. Engineer's Report
 - 4. Financial Report.....Page 51
 - 5. Founder's Report
- K. Board Member Discussion Requests and Comments

- Discussion on Lake Conditions

L. Adjourn

Notice of Public Hearing and Regular Board Meeting of the Tradition Community Development District Nos. 1-11

The Board of Supervisors (the "Board") of the Tradition Community Development District Nos. 1-11 will hold a Public Hearing and Regular Board Meeting on September 3, 2025, at 11:00 a.m., or as soon thereafter as can be heard, at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budgets of the Tradition Community Development District Nos. 1-11. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budgets and/or the Agenda may be obtained from the Districts' websites or at the offices of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr, Suite 203, Port St. Lucie, Florida 34987 during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (772) 345-5119 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Tradition Community Development District Nos. 1-11

www.traditioncdd1.org

www.traditioncdd2.org

www.traditioncdd3.org

www.traditioncdd4.org

www.traditioncdd5.org

www.traditioncdd6.org

www.traditioncdd7.org

www.traditioncdd8.org

www.traditioncdd9.org

www.traditioncdd10.org

www.traditioncdd11.org

PUBLISH: St. Lucie News Tribune 08/14/25 & 08/21/25

Notice of Public Hearing and Regular Board Meeting of the Tradition Community Development District Nos. 1-11

The Board of Supervisors (the "Board") of the Tradition Community Development District Nos. 1-11 will hold a Public Hearing and Regular Board Meeting on September 3, 2025, at 11:00 a.m., or as soon thereafter as can be heard, at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budgets of the Tradition Community Development District Nos. 1-11. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budgets and/or the Agenda may be obtained from the Districts' websites or at the offices of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr, Suite 203, Port St. Lucie, Florida 34987 during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (772) 345-5119 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Tradition Community Development District Nos. 1-11

www.traditioncdd1.org

www.traditioncdd2.org

www.traditioncdd3.org

www.traditioncdd4.org

www.traditioncdd5.org

www.traditioncdd6.org

www.traditioncdd7.org

www.traditioncdd8.org

www.traditioncdd9.org

www.traditioncdd10.org

www.traditioncdd11.org

PUBLISH: St. Lucie News Tribune 08/14/25 & 08/21/25

To: Board of Supervisors

From: Jesse Wargo, Assistant District Manager

Date: September 3, 2025

Board Meeting Date: September 3, 2025

SUBJECT

Consider Resolution No. 2025-17; Adopting Fiscal Year 2025/2026 Final Budget

STAFF RECOMMENDATION

Staff recommends approving Resolution No. 2025-17 for District Nos. 1-11; Adopting the district's fiscal year 2025/2026 final budget.

GENERAL INFORMATION

A resolution of the board of supervisors of the Tradition Community Development District Nos. 1-11 adopting the district's fiscal year 2025/2026 final budget.

DISTRICT LEGAL COUNSEL REVIEW

N/A

FUNDING REVIEW

Public Hearing

RESOLUTION 2025-17

THE ANNUAL APPROPRIATION RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, Tradition Development District No. 1 (“District No. 1”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

WHEREAS, District No. 1, along with Tradition Community Development District Nos. 2-11 (“Other Districts,” and collectively with District No. 1, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to District No. 1 the authority to act on behalf of the Districts with respect to development and approval of the annual budget for the Districts; and

WHEREAS, the District Manager has, on the 4th day of June, 2025, submitted to the Board of Supervisors of District No. 1 (the “Board”) a proposed budget for the next ensuing budget year for the Districts along with an explanatory and complete financial plan for each fund of the Districts, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Board set September 3rd, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the Districts during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.1:

Section 1. Budget

- a. That the Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget for the Districts, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, as attached hereto as Exhibit A; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025/2026 and/or revised projections for Fiscal Year 2025/2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "Tradition Community Development Districts 1-11, Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026", as adopted by the Board on September 3rd, 2025.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 1, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 1 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND	\$_____
ENTERPRISE FUND	\$_____
TOTAL ALL FUNDS	\$_____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 2, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 2 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND	\$_____
ENTERPRISE FUND	\$_____

TOTAL ALL FUNDS \$_____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 3, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 3 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$_____

DEBT SERVICE FUND \$_____

ENTERPRISE FUND \$_____

TOTAL ALL FUNDS \$_____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 4, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 4 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$_____

DEBT SERVICE FUND \$_____

ENTERPRISE FUND \$_____

TOTAL ALL FUNDS \$_____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 5, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 5 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND \$_____

DEBT SERVICE FUND \$_____

ENTERPRISE FUND \$_____

TOTAL ALL FUNDS \$_____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 6, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 6 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND	\$_____
ENTERPRISE FUND	\$_____
TOTAL ALL FUNDS	\$_____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 7, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 7 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND	\$_____
ENTERPRISE FUND	\$_____
TOTAL ALL FUNDS	\$_____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 8, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 8 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND	\$_____
ENTERPRISE FUND	\$_____
TOTAL ALL FUNDS	\$_____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 9, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 9 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND	\$_____
ENTERPRISE FUND	\$_____
TOTAL ALL FUNDS	\$_____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 10, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 10 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND	\$_____
ENTERPRISE FUND	\$_____
TOTAL ALL FUNDS	\$_____

There is hereby appropriated out of the revenues of the Tradition Community Development District No. 11, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of District No. 11 during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND	\$_____
ENTERPRISE FUND	\$_____
TOTAL ALL FUNDS	\$_____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred, previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 3rd day of September, 2025.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 1

Chairman (Eric Sexauer)

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

EXHIBIT "A"

**TRADITION COMMUNITY DEVELOPMENT DISTRICTS 1-11 BUDGET
FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING
SEPTEMBER 30, 2026**

Fiscal Year: 25-26 Final Budget (Under Separate Cover)



To: Board of Supervisors

From: Jesse Wargo, Assistant District Manager

Date: September 3, 2025

Board Meeting Date: September 3, 2025

SUBJECT

Consider Resolution No. 2025-18; Adopting Fiscal Year 2025/2026 Levying Non-Ad Valorem Assessments

STAFF RECOMMENDATION

Staff recommends approving Resolution No. 2025-18 for District Nos. 1-11; Adopting the district's Levying Non-Ad Valorem Assessments 2025/2026.

GENERAL INFORMATION

A resolution of the board of supervisors of the Tradition Community Development District Nos. 1-11 adopting the district's fiscal year 2025/2026 Levying Non-Ad Valorem Assessments.

DISTRICT LEGAL COUNSEL REVIEW

N/A

FUNDING REVIEW

Public Hearing

RESOLUTION 2025-18

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 LEVYING NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, Tradition Development District No. 1 (“District No. 1”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

WHEREAS, District No. 1, Tradition Community Development District No. 2 (“District No. 2”), Tradition Community Development District No. 3 (District No. 3”), Tradition Community Development District No. 4 (“District No. 4”), Tradition Community Development District No. 5 (“District No. 5”), Tradition Community Development District No. 6 (“District No. 6”), Tradition Community Development District No. 7 (“District No. 7”), Tradition Community Development District No. 8 (“District No. 8”), Tradition Community Development District No. 9 (“District No. 9”), Tradition Community Development District No. 10 (“District No. 10”), and Tradition Community Development District No. 11 (“District No. 11”) have entered into that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”); and

WHEREAS, except as otherwise defined herein, all capitalized terms used in this Resolution shall have the meanings assigned thereto in the District Interlocal Agreement; and

WHEREAS, the District Interlocal Agreement designates Tradition Community Development District No. 1 (“District No. 1”) as the initial Administration District, and the Districts have not designated another District as successor or replacement Administration District; and

WHEREAS, within the Districts certain costs of operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of District No. 1 (“Board”) finds that the total General Fund Operations Assessments for the Districts during Fiscal Year 2025/2026 will amount to \$_____, allocated (i) upon assessable properties within District No. 1, \$_____, (ii) upon assessable properties within District No. 2, \$_____, (iii) upon assessable properties within District No. 3, \$_____, (iv) upon assessable properties within District No. 4, \$_____, (v) upon assessable properties within District No. 5, \$_____, (vi) upon assessable properties within District No. 6, \$_____, (vii) upon assessable properties within District No. 7, \$_____, (viii) upon assessable properties within District No. 8, \$_____, (ix) upon assessable properties within District No. 9, 13

\$ _____, (x) upon assessable properties within District No. 10,
\$ _____, (x) upon assessable properties within District No. 11,
\$ _____, ; and

WHEREAS, the Board finds that, taking into consideration other revenue sources, the Project/Bond Assessment for the Districts during Fiscal Year 2025/2026 will amount to \$ _____, allocated (i) upon assessable properties within District No. 1, \$ _____, (ii) upon assessable properties within District No. 2, \$ _____, (iii) upon assessable properties within District No. 3, \$ _____, (iv) upon assessable properties within District No. 4, \$ _____, (v) upon assessable properties within District No. 5, \$ _____, (vi) upon assessable properties within District No. 6, \$ _____, (vii) upon assessable properties within District No. 7, \$ _____, (viii) upon assessable properties within District No. 8, \$ _____, (ix) upon assessable properties within District No. 9, \$ _____, (x) upon assessable properties within District No. 10, \$ _____, (x) upon assessable properties within District No. 11, \$ _____, ; and

WHEREAS, the Board finds that the costs of administration provide special and peculiar benefit to certain properties within the Districts; and

WHEREAS, the Board finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits is fairly and reasonably apportioned, in proportion to the benefits received in accordance with the applicable Assessment Methodologies for the Districts;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.1:

Section 1.

A Special Assessment for Maintenance (if required), as provided for in Section 190.021 Florida Statutes, (hereinafter referred to as the “assessments”) is hereby levied on the platted lots within the Districts as shown on the attached Exhibit A (if applicable)

Section 2.

The collection and enforcement of the aforesaid assessments on platted lots shall be by the Tax Collector serving as agent of the State of Florida in St. Lucie County (Tax Collector) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice under Section 290.021 Florida Statutes.

Section 3.

The said assessment levies on assessable lands within the Districts to be levied upon, are hereby certified to the St. Lucie County Property Appraiser, to be extended on the St. Lucie County Tax Roll and shall be collected by the Tax Collector in the same manner and

time as St. Lucie County taxes. The proceeds therefrom shall be paid to District No. 1 for credit to the respective District in accordance with the District Interlocal Agreement.

Section 4.

Be it further resolved, a copy of this Resolution shall be transmitted to the proper officials so that its purpose and effect may be carried out in accordance with the law.

PASSED AND ADOPTED this 3rd day of September, 2025.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 1

Chairman (Eric Sexauer)

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2025-18 (CDD2)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, Tradition Community Development District No. 2 (“District No. 2”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

WHEREAS, District No. 2, along with Tradition Community Development District Nos. 1 & 3-10 (“Other Districts,” and collectively with District No. 2, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; by its Resolution No. 2025-18; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 2 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2, AS FOLLOWS:

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2025/2026. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

Section 2. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 3. Effective Date. This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 2 this 3rd day of September, 2025.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 2

Chairman (Eric Sexauer)

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2025-18 (CDD3)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, Tradition Community Development District No. 3 (“District No. 3”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

WHEREAS, District No. 3, along with Tradition Community Development District Nos. 1-2 & 4-11 (“Other Districts,” and collectively with District No. 3, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; by its Resolution No. 2025-18; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 3 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3, AS FOLLOWS:

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2025/2026. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

Section 2. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 3. Effective Date. This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 3 this 3rd day of September, 2025.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 3

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2025-18 (CDD4)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, Tradition Community Development District No. 4 (“District No. 4”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

WHEREAS, District No. 4, along with Tradition Community Development District Nos. 1-3 & 5-11 (“Other Districts,” and collectively with District No. 4, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; by its Resolution No. 2025-18; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 4 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4, AS FOLLOWS:

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2025/2026. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

Section 2. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 3. Effective Date. This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 4 this 3rd day of September, 2025.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 4

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2025-18 (CDD5)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, Tradition Community Development District No. 5 (“District No. 5”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

WHEREAS, District No. 5, along with Tradition Community Development District Nos. 1-4 & 6-11 (“Other Districts,” and collectively with District No. 5, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; by its Resolution No. 2025-18; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 5 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5, AS FOLLOWS:

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2025/2026. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

Section 2. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 3. Effective Date. This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 5 this 3rd day of September, 2025.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 5

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2025-18 (CDD6)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, Tradition Community Development District No. 6 (“District No. 6”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

WHEREAS, District No. 6, along with Tradition Community Development District Nos. 1-5 & 7-11 (“Other Districts,” and collectively with District No. 6, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; by its Resolution No. 2025-18; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 6 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6, AS FOLLOWS:

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2025/2026. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

Section 2. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 3. Effective Date. This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 6 this 3rd day of September, 2025.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 6

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2025-18 (CDD7)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, Tradition Community Development District No. 7 (“District No. 7”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

WHEREAS, District No. 7, along with Tradition Community Development District Nos. 1-6 & 8-11 (“Other Districts,” and collectively with District No. 7, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; by its Resolution No. 2025-18; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 7 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7, AS FOLLOWS:

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2025/2026. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

Section 2. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 3. Effective Date. This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 7 this 3rd day of September, 2025.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 7

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2025-18 (CDD8)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, Tradition Community Development District No. 8 (“District No. 8”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

WHEREAS, District No. 8, along with Tradition Community Development District Nos. 1-7 & 9-11 (“Other Districts,” and collectively with District No. 8, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; by its Resolution No. 2025-18; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 8 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8, AS FOLLOWS:

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2025/2026. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

Section 2. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 3. Effective Date. This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 8 this 3rd day of September, 2025.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 8

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2025-18 (CDD9)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, Tradition Community Development District No. 9 (“District No. 9”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

WHEREAS, District No. 9, along with Tradition Community Development District Nos. 1-8 & 11 (“Other Districts,” and collectively with District No. 9, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; by its Resolution No. 2025-18; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 9 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9, AS FOLLOWS:

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2025/2026. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

Section 2. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 3. Effective Date. This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 9 this 3rd day of September, 2025.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 9

Chairman / Vice Chairman

ATTEST:

Secretary/ Assistant Secretary

RESOLUTION 2025-18 (CDD10)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, Tradition Community Development District No. 10 (“District No. 10”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

WHEREAS, District No. 10, along with Tradition Community Development District Nos. 1-11 (“Other Districts,” and collectively with District No. 10, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1074, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; by its Resolution No. 2025-18; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 10 for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 10 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10, AS FOLLOWS:

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2025/2026. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

Section 2. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 3. Effective Date. This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 10 this 3rd day of September, 2025.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 10

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

RESOLUTION 2025-18 (CDD11)

RESOLUTION OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 CONSENTING TO THE LEVY AND COLLECTION BY THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 OF THE NON-AD VALOREM ASSESSMENTS FOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, Tradition Community Development District No. 11 (“District No. 11”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (“Act”); and

WHEREAS, District No. 11, along with Tradition Community Development District Nos. 1-9 (“Other Districts,” and collectively with District No. 11, the “Districts”) are parties to that certain Amended and Restated District Development Interlocal Agreement dated April 8, 2008, and recorded in Official Records Book 2983, Page 1174, of the public records of St. Lucie County, Florida (“District Interlocal Agreement”), whereby the Districts have delegated to Tradition Community Development District No. 1 (“District No. 1”) the authority to act on behalf of the Districts to Levy and collect (a) within each of the 2003 Project Districts, the 2003 Project Assessments on all assessable property within the 2003 Benefit Area, (b) within each of the 2003 Project Districts, the 2003 Project Maintenance Assessments on all assessable property within the 2003 Benefit Area, and (c) within each of the New CIP Districts, non-ad valorem maintenance assessments on all assessable property within the New CIP Area; and

WHEREAS, the Board of Supervisors of District No. 1, in accordance with the District Interlocal Agreement, has levied non-ad valorem assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; by its Resolution No. 2025-18; Resolution of the Tradition Community Development District No. 1 Levying Non-Ad Valorem Assessments for the Tradition Community Development District Nos. 1 through 11 for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and

WHEREAS, although the District Interlocal Agreement accords full authority to District No. 1 to levy and collect non-ad valorem assessments for the Districts, the Board of Supervisors of District No. 11 (“Board”) desires to express its consent to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11, AS FOLLOWS:

Section 1. Consent to Levy and Collection of Non-Ad Valorem Assessments for Fiscal Year 2025/2026. The Board hereby consents to the levy and collection by the Board of Supervisors of District No. 1 of the non-ad valorem assessments for the Districts for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026.

Section 2. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 3. Effective Date. This Resolution shall take effect immediately upon its adoption, and all provisions of any previous resolution in conflict with the provisions of this Resolution are hereby superseded.

ADOPTED by the Board of Supervisors of Tradition Community Development District No. 11 this 3rd day of September, 2025.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 11

Chairman / Vice Chairman

ATTEST:

Secretary (B. Frank Sakuma, Jr.)

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11

**Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987**

OR

<https://us02web.zoom.us/j/3341025012?omn=83871110572>

Meeting ID: 334 102 5012

Dial-In: 1 929 436 2866

REGULAR BOARD MEETING

August 6, 2025

11:00 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Tradition Community Development District Nos. 1-11 of August 6, 2025, was called to order at 11:00 a.m. in the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented that showed notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on July 17 & July 24, 2025, as part of the District's Fiscal Year 2024/2025 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum, and it was in order to proceed with the meeting:

CDD #'s 1,2,7,8,9,10&11		
Chairman	Eric Sexauer	Present
Vice Chairman	William Pittsley	Present
Supervisor	Tara Toto	Present
Supervisor	Karl Albertson	Present
Supervisor	Jonas Read	Present

CDD # 3		
Supervisor	Joe Piatcheck	Present (via Zoom)
Chairman	Isiah Steinberg	Present
Supervisor	Stan Briggs	Present
Vice Chair	Rosario "Roy" Perconte	Present
Supervisor	Suzanne Killeen	Present

CDD # 4		
Chairman	Gail Cost	Present
Vice Chairman	Rich Giglia	Present
Supervisor	Rob Siedlecki	Absent
Supervisor	Lauren Leandre	Present
Supervisor	Drew Wesley	Present

CDD # 5		
Supervisor	Cathy Powers	Present
Chairperson	Chris King	Present
Supervisor	Dave Lasher	Present
Supervisor	Rick Dixon	Present (via Zoom)
Vice Chairman	Joe Pinto	Present

CDD # 6		
Chairman	Jerry Krbec	Present
Vice Chairman	Keith Bulkin	Present
Supervisor	George Russell	Present
Supervisor	John Slicher	Present (via Zoom)
Supervisor	Peter Webb	Present

Staff members in attendance were:

District Manager	Frank Sakuma	Special District Services, Inc.
District Manager	Stephanie Brown	Special District Services, Inc.
Assistant District Manager	Jessica Wargo	Special District Services, Inc.
District Manager	Andrew Karmeris (via Zoom)	Special District Services, Inc.
District Counsel	Dan Harrell	Torcivia, Donlon, Goddeau & Rubin, P.A.
District Counsel	Glen Torcivia	Torcivia, Donlon, Goddeau & Rubin, P.A.
District Engineer	Stef Matthes	Culpepper and Terpening

Also present was Mary Milmore. (See attached sign-in sheet)

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC NOT ON THE AGENDA

There were no comments from the public.

F. CONSENT ITEMS

- 1. Approval of June 4, 2025, Regular Board Meeting Minutes**
- 2. Approval of the June 26, 2025, Special Board Meeting Minutes – District Nos. 1,7,8,9,10 & 11**
- 3. Approve and Ratify Services Contracts with Ryper Water Analytics**
- 4. Approve and Ratify WA #19-143-193; 12483 SW Sunrise Lake Terrace Pool**

A **motion** was made by CDD No. 1, Mr. Albertson, seconded by Mr. Pittsley, and passed unanimously by CDD No.1 all the above items under Consent.

G. OLD BUSINESS

1. Franchise Agreement

Mr. Albertson stated that he had reached out to the Assistant City Manager requesting that the upfront capital for the irrigation expenses for the Western Grove area be phased in over three to five years and the Franchise Agreement is estimated to be completed within the next 90-120 days. Some Board Members asked questions about the Irrigation Rate Study. Mr. Sexauer explained the difference between the Franchise Agreement and the Irrigation Rate Study. He also suggested that staff create a one page outreach document providing an explanation for both and to place an update for the Irrigation Rate Study on all future agendas.

H. NEW BUSINESS

1. Resolution 2025-16 - Adopting Fiscal Year 2025/2026 Annual Meeting Schedule

Resolution No. 2025-16 was presented, entitled:

RESOLUTION NO. 2025-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO'S. 1-11 ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025-2026.

A **motion** was made by CDD No. 1, Mr. Albertson, seconded by Mr. Read adopting Resolution No. 2025-16, amended to correct the July 2025 meeting date to July 2026. The **motion** passed unanimously.

2. Discussion: Bonds vs O&M Assessments to Pay for Lake Restoration Costs

Mr. Harrell provided an explanation regarding the difference between financing lake restoration costs with bonds or operating and maintenance assessments. Mr. Harrell stated that there would be more stipulations and upfront costs to finance with bonds. Financing the lake restoration through operation and maintenance assessments would allow repairs to be paid over a period of time.

3. Discussion and Consideration of District Legal Counsel

After Board discussion, a **motion** was made by CDD No. 1, Mr. Albertson, seconded by Mr. Pittsley, appointing Kutak Rock as District Counsel to Tradition Community Development District Nos. 1-11. The **motion** passed unanimously.

A **motion** was made by CDD No. 1, Mr. Albertson, seconded by Mr. Pittsley, retaining Torcivia, Donlan, Goddeau, & Rubin, P.A., as Special Counsel to Tradition Community Development District Nos. 1-11 on an as needed basis. The **motion** passed unanimously.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Mr. Sakuma advised that the Tradition staff had moved to a new office located in the Tradition Station Building (10521 SW Village Center Drive, Suite 203). He also reminded the Board Members to complete their annual ethics training by December 31, 2025.

2. Attorney's Report

There was no Attorney's Report at this time.

3. Engineer's Report

There was no Engineer's Report at this time.

4. Financial Report

Mr. Sakuma advised that the financial report was provided in the board package, and Mr. Karmeris was present over the phone to answer any questions. A Board Member stated that Vitalia and Town Park were not listed on the Irrigation Report. Mr. Karmeris responded that the list was for communities that have a balance, but he would research the matter and get back to the Board on this matter. Dr. Powers suggested not adding the \$100 assessment for lake restoration to the FY 2025-2026 Budget due to other increases that would affect property owners at the same time. Mr. Sakuma responded that changes could be made to the FY 2025-2026 Budget during the Public Hearing.

5. Founder's Report

Mr. Sexauer advised that the grand opening of the Heart would be held on August 23, 2025, from 10 a.m.-1 p.m. The Stars and Stripes Park is wrapping up construction and ownership will be transferred to the City of Port St. Lucie once the restrooms have been installed. The Regional Park is still in progress and the grand opening will be during the first quarter of 2026.

J. BOARD MEMBER COMMENTS

Dr. Powers requested a report of which lake banks should be repaired first. Mr. Sakuma responded that it would be managed by the District Engineer. She also suggested a crime report.

Mr. Krbec asked for an update on the hog fence. Mr. Sakuma responded that there was no fence, and the Board had not directed staff to construct a fence at this time. Mr. Albertson stated that the area was not currently owned by the CDD, but there would be a discussion regarding transferring ownership.

K. ADJORNMENT

There being no further business to come before the Board, Mr. Sexauer made a **motion**, seconded by Mr. Albertson adjourning the meeting at 12:10 pm. There were no objections.

Secretary (B. Frank Sakuma, Jr.)

Chair (Eric Sexauer)

Print Signature

Print Signature

To: Board of Supervisors
From: Jesse Wargo, Assistant District Manager
Date: August 1, 2025

Board Meeting Date: September 3, 2025

SUBJECT

Work Authorization (WA) WA-19-143-194; Brynlie Amenity Center - SWM

STAFF RECOMMENDATION

Approve proposed project connecting to the Tradition Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

GENERAL INFORMATION

On July 18, 2025, the Tradition CDD Engineer received a Work Authorization application for the "Brynlie Amenity Center" Project. The proposed 0.52- acre project consists of the construction of a neighborhood amenity center to serve the Brynlie at Tradition development. The amenity center includes a 2,800ft² clubhouse building, a swimming pool, and associated sidewalks and parking areas. The subject property can be identified as parcel ID 4308-507-0015-000-1.

DISTRICT LEGAL COUNSEL REVIEW

Not applicable.

FUNDING REVIEW

This project is not expected to impact the CDD Stormwater System operational budget.

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date: September 3, 2025**

Subject: TR - Brynlie Amenity Center - SWM
Work Authorization No. WA-19-143-194
C&T Project No. 19-143.TR7.008.0725.W

Background:

On July 18, 2025, the Tradition CDD Engineer received a Work Authorization application for the "Brynlie Amenity Center" Project. The proposed 0.52- acre project consists of the construction of a neighborhood amenity center to serve the Brynlie at Tradition development. The amenity center includes a 2,800ft² clubhouse building, a swimming pool, and associated sidewalks and parking areas. The subject property can be identified as parcel ID 4308-507-0015-000-1.

Recommended Action:

Approve proposed project connecting to the Tradition Master Stormwater System under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

Location: Tradition Community Development District CDD.7

Within Tradition Irrigation Service Area? Yes

Fiscal Information: This project is not expected to impact the CDD Stormwater System operational budget.

Grant Related? No

Additional Comments: None

Board Action:

Moved by:

Seconded by:

Action Taken:

Item Prepared by: Stefan K. Matthes, PE

August 1, 2025



0 500 1,000
Feet

TR - Brynlie Amenity Center
WA#: 19-143-194
Project #:19-143.TR7.008.0725.W

Legend

- Subject Property
- Other Parcels



**CULPEPPER &
TERPENING INC**

Work Authorization #:
19-143-194
Project #:
19-143.TR7.008.0725.W
Scale: 1" = 1,000'
Date: 8/1/2025

EXHIBIT 1 TR - BRYNLIE AMENITY CENTER SITE LOCATION MAP

To: Board of Supervisors
From: Jesse Wargo, Assistant District Manager
Date: August 1, 2025

Board Meeting Date: September 3, 2025

SUBJECT

Work Authorization (WA) WA-19-143-195; Coffee Rush – The Landing at Tradition - Irrigation

STAFF RECOMMENDATION

Approve proposed project under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer's satisfaction.

GENERAL INFORMATION

On July 22 2025, the Tradition CDD Engineer received a Work Authorization application for an irrigation system to connect the "Coffee Rush - The Landing at Tradition" Project to the Tradition Irrigation System.

DISTRICT LEGAL COUNSEL REVIEW

Not applicable.

FUNDING REVIEW

This project is not expected to impact the CDD Stormwater System operational budget.

**Tradition Community Development District
BOARD AGENDA ITEM
Board Meeting Date: September 3, 2025**

Subject: TR - Coffee Rush - The Landing at Tradition - Irrigation
Work Authorization No. WA-19-143-195
C&T Project No. 19-143.TR2.023.0725.I

Background:

On July 22 2025, the Tradition CDD Engineer received a Work Authorization application for an irrigation system to connect the “Coffee Rush - The Landing at Tradition” Project to the Tradition Irrigation System.

Recommended Action:

Approve proposed project under the following conditions:

1. Responding to the outstanding Request for Additional Information to the CDD Engineer’s satisfaction.

Location: Tradition Community Development District CDD.2

Within Tradition Irrigation Service Area? Yes

Fiscal Information: The project is not expected to impact the CDD operational budget.

Grant Related? No

Additional Comments: None

Board Action:

Moved by:

Seconded by:

Action Taken:

Item Prepared by: Stefan K. Matthes, PE

August 1, 2025



0 250 500
Feet

Coffee Rush - The Landing at Tradition - Irrigation
WA#: 19-143-195
Project #:19-143.TR2.023.0725.1

The
Landing at
Tradition

Legend

- Subject Property
- Other Parcels



**CULPEPPER &
TERPENING INC**

Work Authorization #:
19-143- 195
Project #:
19-143.TR2.023.0725.1
Scale: 1" = 500'
Date: 8/1/2025

**EXHIBIT 1
COFFEE RUSH - THE
LANDING AT TRADITION -
IRRIGATION
SITE LOCATION MAP**

To: Board of Supervisors
From: B. Frank Sakuma, Jr. CDM, District Manager
Date: August 27, 2025
Board Meeting Date: September 3, 2025

SUBJECT: Recommendation for Approval of OpenGov Enterprise Asset Management Application Contract

STAFF RECOMMENDATION

Staff recommends the Board's approval of a contract with OpenGov for the provision and implementation of the District Enterprise Asset Management Application.

GENERAL INFORMATION

Since May 2025, Special District Services, Inc. has conducted a comprehensive evaluation of software solutions to enhance operational efficiency in asset management and work orders through a cloud-based platform. Following this thorough review, staff has identified the OpenGov platform as a robust and complete solution that meets the District's current and future needs. This modern workflow automation platform, with a strong presence in the public sector, can be rapidly deployed to streamline our operations.

Our evaluation pinpointed several critical challenges with our current processes that the OpenGov platform will resolve:

- **Inefficient Manual Processes and Lack of Historical Data:** We currently rely on cumbersome Excel spreadsheets to track assets. This method makes it difficult to access and analyze historical data on maintenance, costs, and the condition of our assets.
- **Over-reliance on Institutional Knowledge:** A significant portion of our operational knowledge is not formally documented and resides with key staff members. This presents a substantial risk to the continuity of our operations as staff members transition or retire.
- **Reactive Maintenance Costs:** Our current system does not support proactive maintenance planning. Consequently, issues are often discovered only after a failure has occurred, leading to expensive and time-consuming emergency repairs. These critical failures happen approximately once a year and result in costs exceeding six figures.
- **Burdensome FEMA Reimbursement Process:** The manual compilation of documentation for Federal Emergency Management Agency (FEMA) reimbursement claims is a laborious and time-intensive process, frequently taking several weeks to complete.

Tradition Community District Nos. 1-11

MEMORANDUM

The implementation of the OpenGov platform will empower the Tradition Community Development Districts with the following key functionalities:

- **Centralized Asset and Work Management:** Consolidate assets, inventory, and work management into a single, integrated solution.
- **Automated Preventative Maintenance:** Schedule and automate preventative maintenance cycles for critical infrastructure, including stormwater and irrigation systems, to extend their lifespan and reduce costly failures.
- **Interactive GIS Integration:** Utilize a bi-directional GIS integration to create a comprehensive and interactive map of all district assets.
- **Data-Driven Budgeting:** Develop comprehensive budgets based on accurate data on asset conditions, labor costs, and other key metrics.
- **Enhanced Reporting and Analytics:** Provide organizational leadership with robust reporting tools, including customizable charts, graphs, and dashboards, to improve decision-making.
- **Comprehensive Project Tracking:** Efficiently track, monitor, and manage both routine work tasks and larger capital projects.
- **Streamlined FEMA-Compliant Reporting:** Generate FEMA-compliant reports to simplify and expedite the disaster reimbursement claims process.

About OpenGov Enterprise Asset Management

OpenGov Enterprise Asset Management is a software platform specifically designed to help public sector organizations manage their physical assets more effectively. It provides essential tools for tracking, maintaining, and analyzing infrastructure assets such as roads, buildings, parks, and utilities.[6][10] The platform enables users to create detailed asset inventories, schedule and track maintenance activities, and prioritize repairs.[7] By integrating with GIS, it offers a spatial context to asset data, allowing for visualization and analysis of assets on maps. The ultimate goal is to improve the efficiency, reliability, and lifespan of our infrastructure assets while optimizing resource allocation and budgeting.

DISTRICT LEGAL COUNSEL REVIEW

The final negotiated agreement with OpenGov will be reviewed and approved by District Legal Counsel.

FUNDING REVIEW

Quotes: (OpenGov \$119,102; Carahsoft \$179,031; Strategic Communications LLC \$168,032)

Funding for the first year of this agreement, in the amount of \$119,102, is available in the FY2025-2026 Stormwater Control budget. Subsequent costs of \$33,134 for FY2026-2027 and \$34,793 for FY2027-2028 are contingent upon future Board budget approval.



OpenGov Inc.
660 3rd Street, Suite 100
San Francisco, CA 94107
United States

Order Form Number: Q-10488
Created On: 08/27/2025
Order Form Expiration: 09/12/2025
Subscription Start Date: 10/01/2025
Subscription End Date: 09/30/2028

Prepared By: Jacob Harrold
Email: jharrold@opengov.com
Contract Term: 36 Months

Customer Information:

Customer: Tradition Community
Development District, FL
Bill To/Ship To: 2501 Burns Rd., Suite A
Palm Beach Gardens,
Florida
33410
United States

Contact Name: B Frank Sakuma Jr
Email: bsakuma@sdsinc.org
Phone: 7724530975

Order Details:

Billing Frequency: Prepaid
Payment Terms: Net 30 Days

SOFTWARE SERVICES:

Product Name	Start Date	End Date	Annual Fee
Asset Management	10/01/2025	09/30/2026	\$12,474.00
Facilities Domain	10/01/2025	09/30/2026	\$4,275.00
Stormwater Domain	10/01/2025	09/30/2026	\$2,850.00
Transportation Domain	10/01/2025	09/30/2026	\$2,993.00
Walkability Domain	10/01/2025	09/30/2026	\$1,994.00
Water Distribution Domain	10/01/2025	09/30/2026	\$2,850.00
Water Treatment Domain	10/01/2025	09/30/2026	\$4,122.00

Asset Management	10/01/2026	09/30/2027	\$13,097.70
Facilities Domain	10/01/2026	09/30/2027	\$4,488.75
Stormwater Domain	10/01/2026	09/30/2027	\$2,992.50
Transportation Domain	10/01/2026	09/30/2027	\$3,142.65
Walkability Domain	10/01/2026	09/30/2027	\$2,093.70
Water Distribution Domain	10/01/2026	09/30/2027	\$2,992.50
Water Treatment Domain	10/01/2026	09/30/2027	\$4,328.10
Asset Management	10/01/2027	09/30/2028	\$13,752.59
Facilities Domain	10/01/2027	09/30/2028	\$4,713.19
Stormwater Domain	10/01/2027	09/30/2028	\$3,142.13
Transportation Domain	10/01/2027	09/30/2028	\$3,299.78
Walkability Domain	10/01/2027	09/30/2028	\$2,198.39
Water Distribution Domain	10/01/2027	09/30/2028	\$3,142.13
Water Treatment Domain	10/01/2027	09/30/2028	\$4,544.51

PROFESSIONAL SERVICES:

Product Name	Start Date	Description	Fee
Professional Services Deployment - Prepaid	10/01/2025	Custom Deployment from OpenGov Professional Services team. Scope-dependent.	\$88,344.00

Professional Services Total: \$88,344.00
Travel and Expense (Billed as incurred and not to exceed): \$11,200.00

Customer Billing/Service Periods:

Period:	Total:
10/01/2025	\$119,902.00
10/01/2026	\$33,135.90
10/01/2027	\$34,792.72

Order Form Legal Terms:

This Order Form incorporates the OpenGov Master Services Agreement ("MSA") attached here or available at <https://opengov.com/terms-of-service/master-services-agreement/>.

The "Agreement" between OpenGov and the entity identified above ("Customer") consists of the Order Form, MSA, and, if Professional Services are purchased, the Statement of Work.

Unless otherwise specified above, fees for the Software Services and Professional Services shall be due and payable, in advance, 30 days from receipt of the invoice.

By signing this Agreement, Customer acknowledges that it has reviewed, and agrees to be legally bound by the Agreement. Each party's acceptance of this Agreement is conditional upon the other's acceptance of the Agreement to the exclusion of all other terms

Tradition Community Development District, FL:

Signature:

Name:_____
Title:_____
Date:**OpenGov, Inc.**

Signature:

Name:_____
Title:_____
Date:

Financial Report: Under Separate Cover

