



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

PORT ST. LUCIE

REGULAR BOARD MEETING

**NOVEMBER 5, 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=86540614650>

Meeting ID: 334 102 5012

Dial-In: 1 929 436 2866

REGULAR BOARD MEETING

November 5, 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. Consent Items
 - 1. Approval of October 1, 2025, Regular Board Meeting Minutes.....Page 3
 - 2. Approval of WA #19-143-197; 12841 SW Lake Fern Circle – Generator.....Page 7
- G. Old Business
 - 1. Irrigation Franchise Agreement
 - 2. Irrigation Rate Study
- H. New Business
 - 1. Consider Adopting Resolution No. 2025-23; Amended Final Fiscal Year Budget 2024/2025.....Page 10
 - 2. Consider Resolution No. 2025-24 for District Nos, 1-11; Designating a Registered Agent & Registered Office of the District & Providing for an Effective Date.....Page 13
 - 3. Consider Adopting Resolution No. 2025-28; Extending the Terms of Office of all Current Supervisors – District No. 11.....Page 19
 - 4. Consider RFP's for Aquatic Maintenance (Under Separate Cover).....Page 22
- I. Administrative Matters
 - 1. Manager's Report
 - 2. Attorney's Report
 - 3. Engineer's Report
 - 4. Financial Report (Under Separate Cover).....Page 23
 - 5. Founder's Report
- J. Board Member Discussion Requests and Comments
- K. Adjourn

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

NOTICE IS HEREBY GIVEN that the Tradition Community Development District Nos. 1-11 ("Districts") will conduct Regular Board Meetings of the Board of Supervisors ("Board") for the purpose of conducting the business of the Districts that may properly come before the Board. The following meetings will be held at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the following dates:

October 1, 2025

November 5, 2025

December 3, 2025

January 7, 2026

February 4, 2026

March 4, 2026

April 1, 2026

May 6, 2026

June 3, 2026

July 1, 2026

August 5, 2026

September 2, 2026

***Irrigation Rate Committee Meeting - 9:00 a.m.**

Southern Grove CDD Meeting - 10:30 a.m.

Tradition CDD Meeting - 11:00 a.m.

An Irrigation Committee Meeting will take place at 9:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the above dates, as indicated.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meetings may be obtained from the Districts' websites or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida.

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 one or more Supervisors may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at 772-345-5119 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a meeting is advised that they will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11

www.traditioncdd1.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 09/10/25

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=83274862167>

Meeting ID: 334 102 5012

Dial-In: 1 929 436 2866

REGULAR BOARD MEETING

October 1, 2025

11:00 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Tradition Community Development District No.'s 1-11 of October 1, 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 September 10, 2025, as part of the District's Fiscal Year 2025/2026 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	Absent
Vice Chairman	William Pittsley	Present
Supervisor	Tara Toto	Present
Supervisor	Karl Albertson	Absent
Supervisor	Jonas Read	Present

CDD # 3		
Supervisor	Joe Piatcheck	Absent
Chairman	Isiah Steinberg	Who arrived @ 11:04 a.m.
Supervisor	Stan Briggs	Present
Vice Chair	Rosario "Roy" Perconte	Present
Supervisor	Suzanne Killeen	Present

CDD # 4		
Chairman	Gail Cost	Absent
Vice Chairman	Rich Giglia	Present
Supervisor	Rob Siedlecki	Present (via Zoom)
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	Absent

CDD # 6		
Chairman	Jerry Krbec	Present
Vice Chairman	Keith Bulkin	Present
Supervisor	George Russell	Absent
Supervisor	John Slicher	Present
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	Bennett Davenport	Kutak Rock
District Counsel	Lindsay Whelan (via Zoom)	Kutak Rock

Also present:

(See attached sign-in sheet)

A **motion** was made by CDD No. 1 Mr. Pittsley, seconded by Ms. Toto, appointing Mr. Read as interim Chair for the October 1, 2025, Regular Board Meeting. The **motion** passed.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC NOT ON THE AGENDA

William (Vitalia) – voiced his concern regarding the 35% placeholder in the FY2026 Budget for irrigation costs.

F. CONSENT ITEMS

- 1. Approval of September 3, 2025, Regular Board Meeting and Public Hearing Minutes**
- 2. Approval of WA #19-143-196; 11233 SW Park Village Court – Pool**
- 3. Approval of Resolution No. 2025-21; Adopting the Annual Report of Goals, Objectives, and Performance Measures and Standards**
- 4. Approval of Direct Collections Agreement; Fiscal Year 2026**
- 5. Approval of Maintenance Services Agreement**

A **motion** was made by CDD No. 1 Mr. Read, seconded by Mr. Pittsley, and passed unanimously by CDD No. 1 approving all of the above Consent Items.

G. OLD BUSINESS

1. Franchise Agreement

Mr. Lasher asked if the irrigation rate could be reduced or eventually removed at some point.

Ms. King commented that the negotiation of the agreement payment terms should have been completed when Mattamy initially purchased the development.

2. Irrigation Rate Study

Mr. Sakuma notified the Board that the consultant that was hired was actively going through the information that was provided to them.

H. NEW BUSINESS

1. Report from Lake Banks Committee Chair

Dr. Powers gave a summary of the Lake Banks Committee Meeting and made a request to the Board for authorization of an engineering design to be created by the District Engineer for restoration of the main lake (L-12).

A **motion** was made by Mr. Read, seconded by Mr. Pittsley, authorizing the District Engineer to create a design study for the restoration of the main lake (L-12). The **motion** passed.

2. Notice of Receipt of Annual Audit

Mr. Sakuma presented the annual audit and advised that there were no findings.

A **motion** was made by Mr. Read, seconded by Mr. Pittsley accepting the FY 2023-2024 Annual Audit Report, as presented. The **motion** passed.

3. Consider RFPs for Aquatic Maintenance

A **motion** was made by CDD No. 1 Mr. Read, seconded by Mr. Pittsley, authorizing staff to issue an RFP for aquatic maintenance. The **motion** passed unanimously.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Mr. Sakuma reminded the Board to complete the annual ethics training which is due by December 31, 2025. He stated that an ethics training session would be held on Friday, October 3, 2025, @ Tradition Hall.

2. Attorney's Report

District Counsel Bennett Davenport of Kutak Rock introduced himself to the Board and expressed his gratitude for the opportunity to represent Tradition.

3. Engineer's Report

Mr. Sakuma advised that the lake levels had been continually monitored and there had been no flooding. He stated that multiple pumps had been staged throughout the complex and ready to go if needed.

4. Financial Report

Mr. Sakuma advised that the financial report was provided in the meeting package, and Mr. Karmeris was present to answer any questions. Mr. Karmeris stated that the reserve account balance line item would be shown on the next financial report.

5. Founder's Report

Mr. Read advised that the Fire Department on Tradition Parkway was now open, and the Stars and Stripes grand opening was set for November.

J. BOARD MEMBER COMMENTS

Mr. Wesley asked if communication could be sent informing the community of the areas where fishing is allowed and not allowed. Mr. Sakuma responded that he would forward information to the Tradition Master Association for distribution. Mr. Wesley also asked for an update on the roundabout markings.

K. ADJOURNMENT

There being no further business to come before the Board, Mr. Read made a **motion**, seconded by Mr. Pittsley, adjourning the meeting at 12:03 p.m. There were no objections.

Secretary/Assistant Secretary

Chair/Vice-Chair

Printed Name

Printed Name

To: Board of Supervisors

From: Jesse Wargo, Assistant District Manager

Date: October 6, 2025

Board Meeting Date: November 5, 2025

SUBJECT

Work Authorization (WA) WA-19-143-197; 12841 SW Lake Fern Circle - Generator

STAFF RECOMMENDATION

Ratify CDD Engineer's approval of the proposed temporary use of the CDD Water Management Tract under the following conditions.

1. Schedule a preconstruction meeting with the CDD prior to start of an construction.
2. Sediment and turbid water shall be prevented from entering the CDD's stormwater management system. This typically includes installation of silt fence, trenched into the ground, on the water side of any soil stock piled within or adjacent to the CDD Stormwater Management Tract.
3. Ground surface within the Surface Water Management tract shall be regraded and sodded to its original condition including its original slope within 6 months of land disturbance.
4. Any sediment or soil entering the lake shall be removed immediately.

GENERAL INFORMATION

On September 30 2025, the Tradition CDD Engineer received a request to temporarily use a part of the upland portion of the Water Management Tract L-9 located on parcel ID 4317-500-0014-000-1, which has been accepted by the CDD for operation and maintenance. The applicant is proposing installation of a 22kW Generator onto a pre-poured pad and burying a 500 gallon propane tank underground. The propane tank will be buried in the rear of the property which abuts THE CDD maintained tract L-9. Once the underground propane tank and generator are installed, the CDD property will be restored to preconstruction conditions.

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: November 5, 2025**

Subject: TR - 12841 SW Lake Fern Circle - Generator
Work Authorization No. WA-19-143-197
C&T Project No. 19-143.TR6.039.0925.R

Background:

On September 30 2025, the Tradition CDD Engineer received a request to temporarily use a part of the upland portion of the Water Management Tract L-9 located on parcel ID 4317-500-0014-000-1, which has been accepted by the CDD for operation and maintenance. The applicant is proposing installation of a 22kW Generator onto a pre-poured pad and burying a 500 gallon propane tank underground. The propane tank will be buried in the rear of the property which abuts THE CDD maintained tract L-9. Once the underground propane tank and generator are installed, the CDD property will be restored to pre-construction conditions.

Recommended Action:

Ratify CDD Engineer's approval of the proposed temporary use of the CDD Water Management Tract under the following conditions.

1. Schedule a preconstruction meeting with the CDD prior to start of any construction.
2. Sediment and turbid water shall be prevented from entering the CDD's stormwater management system. This typically includes installation of silt fence, trenched into the ground, on the water side of any soil stock piled within or adjacent to the CDD Stormwater Management Tract.
3. Ground surface within the Surface Water Management tract shall be regraded and sodded to its original condition including its original slope within 6 months of land disturbance.
4. Any sediment or soil entering the lake shall be removed immediately.

Location: Tradition Community Development District CDD.06

Within Tradition Irrigation Service Area? Yes

Fiscal Information: This project does not include infrastructure dedicated to the CDD. It 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

October 6, 2025



0 250 500
Feet

TR - 12841 SW Lake Fern Circle - Generator
WA#: 19-143-197
Project #:19-143.TR6.039.0925.R

Legend

-  Subject Property
-  Other Parcels



**CULPEPPER &
TERPENING INC**

Work Authorization #:
19-143-197
Project #:
19-143.TR6.039.0925.R
Scale: 1" = 500'
Date: 10/3/2025

EXHIBIT 1
TR - 12841 SW LAKE FERN
CIRCLE - GENERATOR
SITE LOCATION MAP

To: Board of Supervisors

From: Jesse Wargo, Assistant District Manager

Date: November 5, 2025

Board Meeting Date: November 5, 2025

SUBJECT

Consider Resolution No. 2025-23; Adopting Amended Fiscal Year 2024/2025 Final Budget

STAFF RECOMMENDATION

Staff recommends approving Resolution No. 2025-23 for District Nos. 1-11; Adopting the district's fiscal year 2024/2025 final amended 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 2024/2025 final amended budget.

DISTRICT LEGAL COUNSEL REVIEW

N/A

FUNDING REVIEW

No impact on budget or financial condition.

RESOLUTION NO. 2025-23

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11 AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET, PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Tradition Community 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 1074, 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 Districts are empowered to provide a funding source and to impose special assessments upon the properties within the Districts; and

WHEREAS, District No.'s 1-11 has prepared for consideration and approval an Amended Budget for the Districts.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO.'S 1-11 THAT:

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of District No.'s 1-11 is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 5th day of November, 2025.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 1, 2, 7, 8, 9,
10, & 11**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 3**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 4**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 6**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

MEMORANDUM

FROM: Kutak Rock LLP
TO: Board of Supervisors
DATE: November 5, 2025

Subject: Resolution Designating Registered Agent

Staff Recommendation

Staff recommends that the Board adopt the resolution designating Lindsay Whelan as the registered agent and the office of Kutak Rock LLP as the registered office for each of the Districts.

General Information

Under Florida law, special districts are required to designate a registered agent and a registered office for the purposes of accepting any process, notice, or demand to be served upon the District. The District's previous counsel is the current registered agent for each of the Tradition Community Development Districts. This resolution designates Lindsay Whelan with Kutak Rock LLP as the new registered agent for each of the Districts. This resolution also designates the office of Kutak Rock LLP as the registered office for each of the Districts.

District Legal Counsel Review

The District's attorneys prepared this resolution.

Funding Review

This resolution is not expected to affect the District's financial condition.

JOINT RESOLUTION 2025-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9, TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 AND TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Tradition Community Development District No. 1 Tradition Community Development District No. 2, Tradition Community Development District No. 3, Tradition Community Development District No. 4, Tradition Community Development District No. 5, Tradition Community Development District No. 6, Tradition Community Development District No. 7, Tradition Community Development District No. 8, Tradition Community Development District No. 9, Tradition Community Development District No. 10 and Tradition Community Development District No. 11 (the “**Districts**”) are local units of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Districts are statutorily required to designate a registered agent (the “**Registered Agent**”) and a registered administrative office location (the “**Registered Office**”) for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICTS:

1. **DESIGNATION OF REGISTERED AGENT.** Lindsay C. Whelan is hereby designated as the Registered Agent for each of the Districts.
2. **REGISTERED OFFICE.** The Registered Office of each of the Districts shall be located at 107 W. College Avenue, Tallahassee, Florida 32301.
3. **FILING.** In accordance with Section 189.014, Florida Statutes, the Secretary for the Districts are hereby directed to file certified copies of this resolution with St. Lucie County and the Florida Department of Commerce.
4. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 1**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 2**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 3**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 4**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 5**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 6**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 7**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 8**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 9**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 10**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 11**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

MEMORANDUM

FROM: Kutak Rock LLP
TO: Board of Supervisors
DATE: November 5, 2025

Subject: Resolution Extending Term

Staff Recommendation

Staff recommends the Board approve the Resolution Extending Terms.

General Information

While initially elected by landowners on a one-acre/one-vote basis, supervisors of a CDD are elected via the general election process administered by the supervisor of elections for the county in which the district is located after it has existed for at least six years and has at least 250 qualified electors residing within its boundaries.

Tradition Community Development District No. 11 was established on March 13, 2025. The initial landowners' elections took place shortly thereafter. The election cycle for all other Tradition CDDs fall on even-numbered years. In anticipation of Tradition No. 11 turning over to the general election process in a few years, and the ease of administration in having the St. Lucie County Supervisor of Elections administer all district elections at the same time, this resolution extends the terms of office for the existing supervisors of Tradition No. 11 by one year in order that they might correspond to the even-year election cycle.

District Legal Counsel Review

The District's attorneys prepared this Resolution.

Funding Review

This Resolution is not expected to affect the District's financial condition.

RESOLUTION 2025-28

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Tradition Community Development District No. 11 (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat # 3	(currently held by Tara Toto)
Seat # 4	(currently held by Karl Albertson)
Seat # 5	(currently held by Jonas Read)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

Seat # 1	(currently held by Eric Sexauer)
Seat # 2	(currently held by William Pittsley)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:

**TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 11**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Aquatic Maintenance RFP's (Under Separate Cover)



Financial Report: Under Separate Cover

