TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1 - 11

PORT ST. LUCIE

REGULAR BOARD MEETING

August 5, 2026
11:00 A.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=87379737778
Meeting ID: 334 102 5012   Dial-In: (646) 931-3860
REGULAR BOARD MEETING
August 5, 2026
11:00 a.m.

A. Call to Order

B. Proof of Publication……………………………………………………………..............................Page 1

C. Accept Resignation of William Pittsley (CDD's 1,2,7,8,9,10,11)………………………………………...Page 2

D. Appointment to Board Vacancies

E. Administer Oath of Office and Review Board Member Duties and Responsibilities

F. Establish Quorum

G. Additions or Deletions

H. Comments from the Public Not on the Agenda

I. Consent Agenda

   1. Consider Approval of June 3, 2026 Regular Board Meeting Minutes & Public Hearing Minutes…………………………………………………………………………………...Page 3
   2. Consider Ratification of Agreement with Slidr for Shuttle Services……………………………….....Page 8

J. Old Business

K. New Business

   1. Report from Lake Banks Committee
   2. Discussion Regarding Solitude Aquatic Maintenance - Supervisor King……………………………..…Page 22
   3. Consider Approval of Reuse Agreement with the City of Port St. Lucie (CDD 1)……………….......Page 30
   4. Consider Resolution No. 2026-24 – Announce Landowners' Meeting (CDD's 1,2,7,8,9,10,11)…………………………………………………………..……..…....Page 46
   5. Consider Resolution No. 2026-25 – Declaring Vacancies (CDD's 3,5,6,7,10)……………..………..Page 88
   6. Consider Resolution No. 2026-26 – Resetting Public Hearing to Adopt Fiscal Year 2026/2027 Proposed Budget……………………………….…………………………......……...Page 98
   7. Consider Resolution No. 2026-27 Surplus Equipment Disposition……………………………..……Page 120
   8. Consider Approval of Agreement for Pressure Washing Services (Non-TIM)…………….…………...Page 126
   9. Consider Approval of Agreement for Pressure Washing Services (TIM)…………………..……...…Page 140
   10. Consider Approval of Bond Counsel Engagement Letter with Holland Knight……………..……......Page 153

L. Administrative Matters

1. Manager's Report
2. Attorney's Report
3. Engineer's Report
4. Financial Report………………………………………………………………………………….....Page 165
5. Founder's Report

M. Board Member Discussion Requests and Comments

N. Adjourn

Publication Date
2026-07-24

Subcategory
Miscellaneous Notices

Notice of 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 Regular Board Meeting on August 5, 2026, at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of 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 Drive, 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 this meeting 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 meeting.

If any person decides to appeal any decision made with respect to any matter considered at this 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
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www.traditioncdd11.org
#12496850; 7/24/2026

July 29th, 2026

Board of Supervisors

Tradition and Southern Grove Community Development Districts
c/o Special District Services, Inc.,
2501A Burns Road
Palm Beach Gardens, FL 33410

To Whom It May Concern,

Please be advised that I am resigning my position on all of the boards on which I currently sit in the Southern Grove Community Development Districts and the Tradition Community Development Districts, effective immediately.

Sincerely,

William "Bill" Pittsley

William Pittsley (Jul 29, 2026 10:42:52 EDT)

Signature

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11
Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, Florida 34987
REGULAR BOARD MEETING & PUBLIC HEARINGS
June 3, 2026
11:00 a.m.

A. CALL TO ORDER

The Regular Board Meeting of the Tradition Community Development District Nos. 1-11 of June 3, 2026, was called to order at 11:05 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 May 22, 2026, 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		
Supervisors	Melissa Stevens	Present
Vice Chair	William Pittsley	Present
Supervisor	Tara Toto	Present
Chair	Bianca Magloire	Present
Supervisor	Tony Piscopo	Present

CDD # 3		
Supervisor	Joe Piatchek	Absent
Chairman	Isiah Steinberg	Absent
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	Lindsay Heller	Appointed/Present
Supervisor	Lauren Leandre	(via Zoom)
Supervisor	Drew Wesley	Present

CDD # 5		
Supervisor	Cathy Powers	Present
Chairperson	Chris King	(via Zoom)
Supervisor	Dave Lasher	Present

Supervisor	Rick Dixon	(via Zoom)
Vice Chairman	Joe Pinto	Present

CDD # 6		
Chairman	Jerry Krbec	Present
Vice Chairman	Keith Bulkin	(via Zoom)
Supervisor	James Lilly	Present
Supervisor	John Slicher	(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.
District Manager	Michael McElligott	Special District Services, Inc.
District Counsel	Jonathan Johnson	Kutak Rock
District Engineer	Stef Matthes	Culpepper and Terpening

D. ADDITIONS OR DELETIONS TO AGENDA

Addition – **Appointment to Vacancy on Tradition CDD No. 4**

Gail Cost nominated Lindsay Heller to hold the vacant seat on CDD No. 4. There were no other nominations. A **motion** was made by Ms. Cost, seconded by Mr. Giglia, appointing Lindsay Heller to the vacant Seat 1, expiring in November 2026. The **motion** passed 4-0.

Ms. Heller then took the oath of office and was seated.

E. COMMENTS FROM THE PUBLIC NOT ON THE AGENDA

There were no comments from the public.

F. CONSENT ITEMS

1. **Consider May 6, 2026, Regular Board Meeting Minutes**
2. **Consider May 14, 2026, Budget Workshop Minutes**

A **motion** was made by Tradition CDD No. 1, Mr. Pittsley, seconded by Ms. Stevens, approving the above Consent Items. The **motion** passed 5-0.

G. OLD BUSINESS

There were no matters of Old Business to come before the Board.

H. NEW BUSINESS

1. **Consider Resolution No. 2026-23 – Adopting a Fiscal Year 2026/2027 Proposed Budget & Setting a Public Hearing**

Resolution No. 2026-23 was presented, entitled:

RESOLUTION 2026-23

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. (1-11) APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

Mr. Sakuma explained the resolution and answered several questions from the Board.

A **motion** was made by Tradition CDD Nos. 1, 2, 7, 8, 9, 10 and 11, Mr. Pittsley, seconded by Mr. Piscopo, adopting Resolution 2026-23 as presented and setting the public hearing for August 5, 2026, at 11:00 a.m. The **motion** passed 5-0.

A **motion** was made by Tradition CDD No. 3, Ms. Killeen, seconded by Mr. Perconte, adopting Resolution 2026-23 as presented and setting the public hearing for August 5, 2026, at 11:00 a.m. The **motion** passed 4-0.

A **motion** was made by Tradition CDD No. 4, Ms. Cost, seconded by Mr. Giglia, adopting Resolution 2026-23 as presented and setting the public hearing for August 5, 2026, at 11:00 a.m. The **motion** passed 5-0.

A **motion** was made by Tradition CDD No. 5, Mr. Lasher, seconded by Mr. Pinto, adopting Resolution 2026-23 as presented and setting the public hearing for August 5, 2026, at 11:00 a.m. The **motion** passed 5-0.

A **motion** was made by Tradition CDD No. 6, Mr. Krbec, seconded by Mr. Webb, adopting Resolution 2026-23 as presented and setting the public hearing for August 5, 2026, at 11:00 a.m. The **motion** passed 5-0.

3. Discussion of Aquatic Services

Mr. John Gallagher (Special District Services) discussed the current hydrilla bloom in several stormwater lakes in the Vitalia community. He answered questions from the Board and advised he would return with information about "pre-treatment" for hydrilla.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Mr. Sakuma reminded the Supervisors to file their Form 1 by July 1, 2026.

2. Attorney's Report

Mr. Johnson had no additional information for the Boards.

3. Engineer's Report

Mr. Matthes had no additional information for the Boards.

4. Financial Report

The financial report was included with the meeting package. Mr. McElligott was present to answer any questions.

5. Founder's Report

No Founders information was offered.

J. BOARD MEMBER COMMENTS

Supervisors asked if the District had a map of District trees. They were informed the mapping only identified areas of District ownership, not specific tree counts and locations.

Supervisors suggested more detailed financial reports which identified district specific financial information.

K. ADJOURNMENT/RECESS

At 12:03 p.m. the CDD No. 1 Regular Board Meeting was recessed and announced that the meeting would reconvene today (June 3, 2026) at the conclusion of the reconvened Southern Grove CDD No. 1 regular board meeting at the same location to complete vendor rankings.

There being no further business to come before the Boards, a **motion** was made by Tradition CDD Nos. 2, 7, 8, 9, 10 and 11, Mr. Pittsley, seconded by Ms. Magloire, adjourning the meeting at 12:03 p.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 3, Ms. Killeen, seconded by Mr. Briggs, adjourning the meeting at 12:03 p.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 4, Ms. Cost, seconded by Mr. Giglia, adjourning the meeting at 12:03 p.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 5, Mr. Pinto, seconded by Mr. Lasher, adjourning the meeting at 12:03 p.m. There were no objections.

There being no further business to come before the Board, a **motion** was made by Tradition CDD No. 6, Mr. Krbec, seconded by Mr. Webb, adjourning the meeting at 12:03 p.m. There were no objections.

At 12:21 p.m. the CDD No. 1 Regular Board Meeting was reconvened to move forward with consideration of the landscape contractor.

2. Consider Selection of Landscape Contractor (CDD 1)

After the board completed their review and ranking of landscape vendors, a **motion** was made by CDD No. 1, Ms. Magloire, seconded by Mr. Pittsley, authorizing staff to negotiate a contract with CPM, the top ranked firm. The **motion** passed **5-0**.

ADJOURNMENT

There being no further business to come before the Board, TR CDD No. 1 Ms. Magloire, seconded by Mr. Pittsley, made a **motion** to adjourn. The meeting was adjourned at 12:27 p.m. with no objections.

______________________________	______________________________
Secretary	Chair
______________________________	______________________________
Print Name	Print Name

MEMORANDUM

Tradition Community Development District No. 1

TO:	Board of Supervisors, Tradition Community Development District No. 1
FROM:	B. Frank Sakuma, Jr., CDM, District Manager
BOARD MEETING DATE:	August 5, 2026
RE:	Agreement for Electric Vehicle Shuttle Services (90-Day Pilot Program) – Tideline Mobility LLC d/b/a Slidr

Background

The District, acting on behalf of itself and Tradition Community Development District Nos. 2–11 pursuant to the Amended and Restated District Development Interlocal Agreement dated April 8, 2008, has entered into an Agreement with Tideline Mobility LLC d/b/a Slidr ("Slidr"), a Florida limited liability company, for a ninety (90) day electric vehicle shuttle services pilot program (the "Pilot Program"). The Agreement, made and entered into on June 24, 2026, establishes a mobile application-based, on-demand electric vehicle transportation and marketing services program serving all three Tradition neighborhoods as a single, unified service area.

The Pilot Program will provide residents, patrons, and guests with on-demand transportation within and between the designated service areas, and will generate monthly ridership data and analytics that will allow the Board to evaluate utilization and cost-effectiveness before considering any extension of the service. The Agreement may be renewed for successive one-year terms only by written amendment approved by the Parties; Exhibit B to the Agreement contemplates a $10,000 annual reduction from the pilot service-hours cost if converted to an annual term.

Scope of Work

Slidr's scope of services includes the following, as set forth in Exhibit A to the Agreement:

- Provide two (2) Volkswagen ID. Buzz seven-passenger, all-electric vehicles dedicated to the District, each operating 54 hours per week (108 combined hours per week)
- Provide continuous on-demand service during fixed operating hours: Monday through Saturday, 10:00 AM – 2:00 PM and 6:00 PM – 10:00 PM, and Sunday, 12:00 PM – 6:00 PM, with rides requested through a Tradition-branded mobile application or designated call-in number
- Provide local, vetted, and professionally trained drivers who will act as brand ambassadors for the District
- Handle vehicle charging, maintenance, fleet management, custom software, commercial insurance, and operational management, and deliver and install fast-charging equipment at Slidr's expense prior to commencement
- Assist the District in developing a marketing plan to encourage ridership
- Provide monthly ridership data and analytics reports beginning with the second month of service, together with access to a ridership dashboard

The District will provide a suitable parking and charging location (two parking spaces), the associated electrical supply, and the design and cost of vehicle branding. Service will commence on a mutually agreed date within forty-five (45) days of the effective date and payment of the Program Setup Fee. The Agreement preserves customary District protections, including a 45-day termination-for-convenience right, contractor indemnification, preservation of sovereign immunity, $1,000,000 general liability and automobile liability insurance limits with the District named as additional insured, and Florida public records and E-Verify compliance.

Contract Amount

Description	Amount
One-Time Program Setup Fee (reflects 25% pilot discount; a savings of $4,974.00)	$14,921.00
Service Hours – Vehicle 1 (702 hours × $48.79 per hour)	$34,250.58
Service Hours – Vehicle 2 (702 hours × $48.79 per hour)	$34,250.58
Total Pilot Program Cost	**$83,422.16**

Any additional service hours must be approved in advance in writing by the District and will be billed at the hourly rate of $48.79 per vehicle hour.

Budget Impact

Funding will be provided from the Community Area Maintenance line item of the adopted budget. Any overage will be funded either through an amended budget adopted by the Board or from available unencumbered fund balance.

Review and Compliance

Engineering Review:	N/A.
Legal Review:	District Counsel has reviewed the Agreement as to form.

Recommendation

Staff recommends that the Board ratify and approve the Agreement for Electric Vehicle Shuttle Services with Tideline Mobility LLC d/b/a Slidr for the 90-day Pilot Program in the total amount of $83,422.16, with funding from the Community Area Maintenance line item and any overage to be funded through an amended budget or available unencumbered fund balance, and authorize the Chairperson and District Manager to execute all documents necessary to effectuate the Agreement consistent with the Board’s direction.

Attachments

- Agreement for Shuttle Services – Tideline Mobility LLC d/b/a Slidr (with Exhibit A – Scope of Services and Exhibit B – Services Rates)

AGREEMENT BY AND BETWEEN THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 AND TIDELINE MOBILITY LLC D/B/A SLIDR FOR SHUTTLE SERVICES

THIS AGREEMENT (the "**Agreement**") is made entered into this 24th day of June 2026, by and between:

> **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located within the City of Port St. Lucie, St. Lucie County, Florida, with a mailing address of 10521 SW Village Center Drive, Suite #203, Port St. Lucie, Florida 34987 (the "**District**"); and
>
> **TIDELINE MOBILITY LLC D/B/A SLIDR**, a Florida limited liability company, with a mailing address of 222 W Yamato Rd, Suite 106-209, Boca Raton, Florida 33431 (the "**Contractor**" and, together with the District, the "**Parties**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, as amended, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements; and

WHEREAS, the District, along with Tradition Community Development District Nos. 2-11 ("**Other Districts**," and collectively with the District, 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**"); and

WHEREAS, pursuant to the District Interlocal Agreement, the Districts have delegated to the District the authority to take all actions necessary or desirable with respect to the operation and maintenance of the Districts' public infrastructure, including entering certain agreements on their behalf; and

WHEREAS, the District has a need to retain an independent contractor to provide the materials, labor, items, and tools necessary to administer and implement its mobile application-based electric vehicle transportation and marketing services program, as more particularly described and identified in **Exhibit A** (the "**Services**"); and

WHEREAS, Contractor represents that it is qualified, willing and able to serve as a contractor for and has agreed to perform the Services for the District; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES.

A. Contractor agrees to perform the Services in a professional and commercially reasonable manner consistent with generally accepted industry standards for management and operation of a shuttle program. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto, which is incorporated herein by this reference. Commencing on a date mutually agreed to in writing by the Parties (the "**Pilot Program Commencement**"), the Contractor shall provide the shuttle services for ninety (90) days, consisting of thirteen (13) weeks of service (the "**Pilot Program**"). Notwithstanding the foregoing, the Pilot Program Commencement shall occur within forty-five (45) days following the Effective Date hereof and payment of Program Setup Fee described in Section 3 herein and **Exhibit B** hereto.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repairs for any damage resulting from Contractor's activities and work within twenty-four (24) hours, and Contractor agrees to complete such repairs within a reasonable amount of time.

SECTION 3. TERM; COMPENSATION.

A. The initial term of this Agreement shall be from the Effective Date through the conclusion of the Pilot Program (the "**Initial Term**"). Upon completion of the Initial Term, the Agreement may be renewed for additional successive one-year terms by written amendment by the Parties (collectively with the Pilot Agreement, the "**Term**").

B. As consideration for the completion of the Services, the District shall pay Contractor the amounts described in **Exhibit B** hereto, which is incorporated herein by this reference. Contractor shall maintain records conforming to usual accounting practices. With the exception of the Program Setup Fee described in **Exhibit B** which shall be paid within thirty (30) days of the Effective Date, Contractor shall invoice the District as soon as may be practicable at the beginning of each month for all services performed in the prior month and any other sums due to Contractor. The District shall pay the invoice amount within forty-five (45) days after the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require Contractor to provide.

SECTION 4. INSURANCE.

A. Contractor, and any of its subcontractors, shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	statutory
General Liability	
Bodily Injury (including contractual)	$1,000,000
Property Damage (including contractual)	$1,000,000
Automobile Liability (if applicable)	
Bodily Injury and Property Damage	$1,000,000

B. The District, its agents, staff, consultants and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If Contractor, or its subcontractors, as applicable, fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of the negligent or wrongful acts or omissions of the Contractor, its subcontractors, its employees and agents related to their obligations under this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto, except to the extent caused by the negligence or willful misconduct of the District or any other party indemnified hereunder.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, all as actually incurred. Notwithstanding the foregoing, the Contractor's liability under this Agreement does not include any consequential, incidental, punitive or special damages.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 8. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 9. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 10. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to Contractor stating a failure of

Contractor to perform according to the terms of this Agreement; provided, however, that the Contractor shall be provided a reasonable opportunity to cure any failure under this Agreement. Either Party to this Agreement may terminate this Agreement without cause by providing forty-five (45) days' written notice of termination. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

SECTION 11. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 12. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 13. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 14. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 15. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 16. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 17. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 18. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Tradition Community Development District No. 1
10521 SW Village Center Drive, Suite #203
Port St. Lucie, Florida 34987
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Tideline Mobility LLC d/b/a Slidr
222 W Yamato Rd, Suite 209,
Boca Raton, Florida 33431
Attn: Michael Trombino

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notices on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 19. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 20. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for St. Lucie County, Florida.

SECTION 21. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Frank Sakuma** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (772) 345-5119, BSAKUMA@SDSINC.ORG, OR 10521 SW VILLAGE CENTER DRIVE, SUITE #203, PORT ST. LUCIE, FLORIDA 34987.

SECTION 22. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 23. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 24. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 25. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United

States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 26. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes* .

SECTION 27. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[*Remainder of page intentionally left blank*]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement effective as of the day and year first written above.

ATTEST:

Secretary / Assistant Secretary

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

Chairperson, Board of Supervisors

WITNESS:

Kathyne Cook

Print Name: KAtHyne Cook

TIDELINE MOBILITY LLC D/B/A SLIDR, a Florida limited liability company

Michael Trombino

By: Michael Trombino

Its: President

Exhibit A: Scope of Services

<u>Exhibit A</u>

Scope of Services

1. Contractor will provide two (2) Contractor vehicles, specifically two (2) Volkswagen ID. Buzz (7-passenger) all-electric vehicles, dedicated to the District (the "Vehicles") for the duration of the Term. Each Vehicle will operate fifty-four (54) hours per week, for a combined total of one hundred eight (108) hours per week. Contractor will operate the Vehicles in the District's designated service area as delineated in a service area map mutually agreed by the Parties and incorporated by reference herein.

2. Contractor will ensure continuous on-demand operation of the Vehicles within the District's designated service area during the following fixed operating hours: Monday through Saturday, 10:00 AM to 2:00 PM and 6:00 PM to 10:00 PM; and Sunday, 12:00 PM to 6:00 PM. The two Vehicles will cover all three Tradition neighborhoods as a single unified service area, providing on-demand transportation. Should the District desire to extend the service hours beyond the specified time frames, it must provide Contractor with at least ten (10) business days' notice. During any downtime caused by staggered driver meal breaks, Contractor will make all reasonable efforts to minimize any interruption in service. The District also reserves the right to increase the service hours and the number of Vehicles during the Term by written amendment of the Agreement.

3. Residents, patrons, and guests of the District will request rides on demand through the Tradition-branded mobile application or designated call-in number. Rides will be available within and between all designated service areas. Contractor will assist the District in developing a marketing plan to encourage ridership on the Vehicles during the Term. Vehicle branding and livery shall be provided by the District. Contractor will coordinate the application of approved branding to the Vehicles prior to the Pilot Program Commencement, however the District will be responsible for the design and cost of the Vehicle branding.

4. Contractor will provide drivers for the Vehicles, who will be local, vetted, and professionally trained, and who will act as brand ambassadors for the District and will communicate public service announcements as may be communicated by the District to Contractor from time to time. If at any time during the Term the District determines that an employee of Contractor assigned to drive the Vehicles is not providing satisfactory service, the District shall have the right to request that Contractor reassign and replace the driver with an employee who meets the District's standards. Any such request shall be made by the District to Contractor in writing and shall state the reason(s) for the request in detail sufficient to apprise Contractor of the basis for the request. Contractor shall take action to comply with any reasonable request within seven (7) days of receiving such written notice from the District.

5. Contractor will handle charging, maintenance, fleet management, custom software, commercial insurance, and operational management for the Vehicles, and will provide

the District with access to a ridership dashboard and reporting, all as further described herein. If at any time during the Term the District determines that any part of a Vehicle is in disrepair, the District shall have the right to request that Contractor repair or replace such part so that it meets industry standards. Contractor shall repair or replace any such part identified by the District within seven (7) days of receiving notice from the District.

6. Prior to the date of the Pilot Program Commencement, Contractor will deliver and install fast charging equipment sufficient to support the Vehicles at its own expense. The District will provide a suitable parking and charging location with access to electrical supply, and the Parties will work in good faith to coordinate installation of the equipment. For the avoidance of doubt, upon installation of the charging equipment, the District shall remain responsible for the cost of maintaining the parking and charging location, electrical supply to the charging equipment, and any associated costs at all times after acceptance of the delivery of such equipment. The District will provide two (2) parking spaces for the Vehicles for the duration of the Term at no cost to Contractor.

7. Beginning with the second month of the Initial Term and continuing for each month of the Term thereafter, Contractor will provide the District with a monthly report showing data and analytics related to ridership in the Vehicles for the preceding month(s). Contractor will provide these reports within ten (10) business days of the last day of each month, unless another time frame is agreed to in writing between the Parties.

Exhibit B

Services Rates

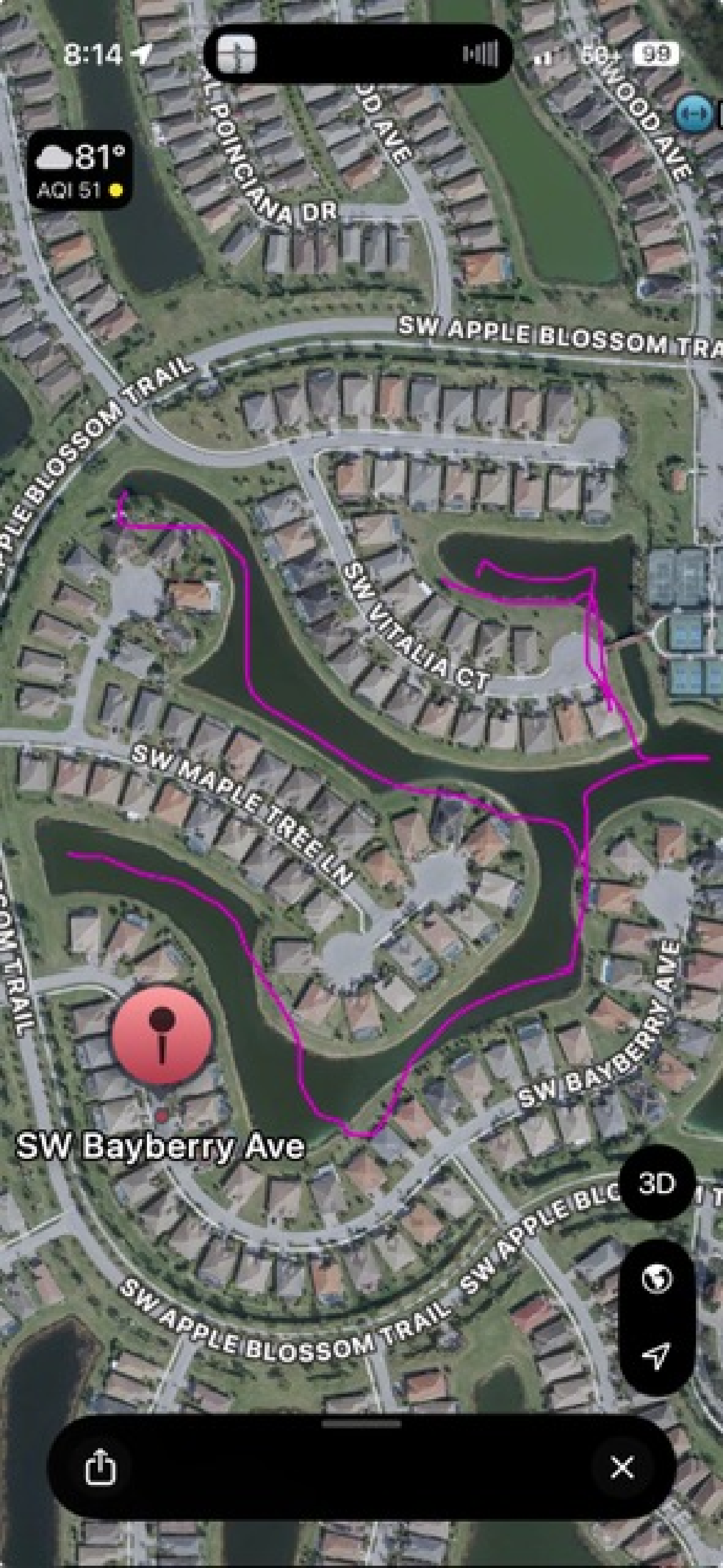
DETAIL	AMOUNT
Program Setup Fee (reflects 25% pilot discount; one-time) (1)	$14,921.00
Hourly Rate (per Vehicle) (2)	$48.79 / hour
Scheduled Service Hours (per Vehicle, 13 weeks)	702 hours
Service-Hours Cost (per Vehicle)	$34,250.58
Number of Vehicles	2
Total Service-Hours Cost (pilot, both Vehicles) (3)	$68,501.16
Total Pilot Program Cost (Setup + Service Hours) (4)	**$83,422.16**

(1) The District shall remit a one-time Program Setup Fee of $14,921.00, which reflects a twenty-five percent (25%) discount, representing a savings of $4,974.00.

(2) The District shall pay an hourly rate of $48.79 per Vehicle hour for all service hours.

(3) Each Vehicle is scheduled for seven hundred two (702) service hours over the thirteen (13) week Initial Term (54 hours per week multiplied by 13 weeks). At the per Vehicle hourly rate of $48.79 per Vehicle hour, the service-hours cost is $34,250.58 per Vehicle, for a combined service-hours cost of $68,501.16 for both Vehicles. Upon expiration of the Initial Term, the Parties may, by mutual written agreement, convert the engagement to an annual term at a reduced rate, reflecting an annual reduction of $10,000 from the Total Service-Hours Cost shown above.

(4) The total cost of the Services is $83,422.16, consisting of the one-time Program Setup Fee of $14,921.00 plus the total service-hours cost of $68,501.16 for both Vehicles. Any additional hours, previously approved in writing by the District, will be billed at the hourly rate of $48.79 per Vehicle hour.



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Solitude Article:

https://www.solitudelakemanagement.com/getting-to-know-your-aquatic-weeds-hydrilla-2/

Contract Summary:

Aquatic Management Agreement Between Tradition CDD & Solitude Lake Management

Initial Contract Period: - 1 Year, 12/1/2025 to 11/30/2026
- Automatically Renewed Four (4) Additional 1-Year Terms Unless Terminated By Other Party

Annual Contract Value: $302,951

Pages 4 & 5

- Requirement to control Nuisance & invasive exotics in a manner consistent with industry standards, and federal and state permits … Including Florida Invasive Species Council (FISC) Category I & II invasive species. Hydrilla is a Category I invasive species because it forms dense mats across entire waterways that out-complete native submerged plants, alters fish and wildlife habitat and aquatic ecosystem function.
- Contractor shall furnish all supervision, management and labor personnel, equipment and materials to treat 100% of the project area and achieve 95% kill rate of nuisance plants within 30 days of treatment.

Page 5

- An Aquatic Specialist will visit the site and inspect the lakes a MINIMUM of 5 TIMES PER MONTH.
- Any growth of undesirable aquatic weeds and vegetation found in the lakes with each weekly inspection shall be treated and controlled.

Page 6

- Invasive and unwanted submerged and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use systemic ;herbicides at the rate appropriate for control of the target species.

Page 7

- A visual inspection will be performed during each visit, and a long list of items will the inspected for, including Nuisance, Invasive, and Exotic Aquatic Vegetation.

Page 8

- Contractor shall provide Monthly Service Reports no later than the first 2 weeks of the next month, detailing all areas inspected & observations made, locations & specific treatments, results achieved. Photos shall be supplied. No invoice will be paid unless submitted with the monthly report detailing the work performed.

Wetlands, Upland, Swales, Detention Areas

- Contractor will furnish all labor, supervision, equipment, tools, material, services, and all other necessary incidentals required to maintain nuisance and invasive vegetation from CDD designated wetland and upland areas.
- Contractor shall perform maintenance to control all targeted invasive and undesirable plants to below 5% of any 100 square foot section of assigned area, and shall achieve these levels of control, or greater, at the end of each treatment cycle.
- An Aquatic Specialist will visit the site and inspect the lakes a MINIMUM of 5 TIMES PER MONTH.

Page 9

- The Contractor has full responsibility for accurately treating/maintaining all required areas within the sites. Areas not treated/maintained as a result of equipment, inclement weather, or missed applications will require corrective treatment/maintenance at the Contractor's expense.

RFP Instructions/Timeline:

AQUATIC MAINTENANCE SERVICES REQUEST FOR PROPOSALS
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1
St. Lucie County, Florida

<u>**Instructions to Proposers**</u>

1. **DUE DATE.** One (1) written sealed proposal ("**Proposals**") with a PDF file on a flash-drive must be received by interested parties ("**Proposer**") no later than October 31, 2025 at 2:00 p.m. (EST) at the offices of Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, FL 34987, Attention: Frank Sakuma. Proposals will be publicly opened at that time. Proposals received after the time and date stipulated above will not be considered.

2. **SUMMARY OF SCHEDULE.** The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE	EVENT
October 7, 2025	RFP Notice is issued
October 7, 2025	RFP package available for download
October 15, 2025 at 9:30 AM	Mandatory pre-proposal meeting
October 22, 2025 at 2:00 PM	Deadline for questions
October 31, 2025 at 2:00 PM	Proposals submittal deadline and Bid Opening
November 5, 2025 at 11:00 AM	Board Meeting to Evaluate Proposals & Award Contract

3. **PRE-PROPOSAL MEETING.** There will be a <u>**mandatory pre-proposal meeting**</u> on October 15, 2025 at 9:30 a.m. (EST) to be at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, FL 34987. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. Also, Proposers are encouraged to make on-site visits to the area for which services are required in order to gain an understanding of the scope of the area to be served. The Proposer is assumed to be familiar with the area and any natural features that will in any matter affect the work. Ignorance of the part of the Proposer will in no way relieve it from responsibility.

4. **BOARD MEETING.** Proposals will be evaluated at a public meeting of the District's Board of Supervisors (the "**Board**") on Wednesday, November 5, 2025, at 11:00 a.m. (EST), at the Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, FL 34987. Proposers are required to attend this meeting of the Board.

5. **SIGNATURE ON PROPOSAL.** Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. Anyone signing the Proposal as agent shall file with the Proposal legal evidence of his authority to do so.

6. **PROPOSAL GUARANTEE.** Each Proposer shall submit a proposal guarantee in the form of a proposal bond or cashier's check in the amount of Twenty-Five Thousand Dollars ($25,000) with its Proposal ("**Proposal Guarantee**"). The Proposal Guarantee shall be held until the time of award of contract – but not to exceed ninety (90) days from the submittal deadline – at which time the Proposal Guarantee shall be returned to each unsuccessful Proposer. If the successful Proposer does not enter into the Contract within the time frames set forth herein, the Proposer shall forfeit its Proposal Guarantee to the District.

7. **FAMILIARITY WITH THE PROJECT.** The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the

RFP Scorecard:

Evaluation Criteria Form / 2025 Aquatic Maintenance RFP
Tradition CDD No. 1

Existing

Proposer	Crosscreek Environmental	Premier Lakes	Solitude
Personnel & Equipment (20)	2	20	15
Experience (25)	10	15	20
Understanding Scope of RFP (15)	—	—	—
Financial Capacity (5)	ok	ok	ok
Price (20)	9.0	17.7	20.0
Reasonableness of All Numbers (15)	5	10	10
Total Score	26	62.7	65

· New to Area.

REUSE SERVICE AGREEMENT

Project Name:	Tradition CDD No. 1 Reclaimed Water Service	Service Address:	Need from Applicant
Principal Address:	10807 S.W. Tradition Square Port St. Lucie, Florida 34987	Billing Address:	Need from Applicant
		Contact Phone No.:	(772) 345-5119
Contact Name:	Frank Sukuma	Contact Email:	bsakuma@sdsinc.org

Attachments:

Exhibit A – Legal Description of Specified Area Need from Applicant
Exhibit B – Project Map Need from Applicant
Exhibit C – Reclaimed Water Main Map

THIS REUSE SERVICE AGREEMENT ("Agreement") is made and entered into by and between the **CITY OF PORT ST. LUCIE, a Florida Municipal Corporation** ("CITY"), and **Tradition Community Development District No. 1, a community development district created pursuant to Ch. 190, Florida Statutes** ("APPLICANT").

RECITALS

WHEREAS, CITY owns, operates and maintains a public reclaimed water utility system through the City Council's establishment and creation of the Port St. Lucie Utility Systems Department ("PSLUSD"); and

WHEREAS, APPLICANT is the lawful irrigation provider to certain lands (the "Specified Area") located within CITY'S utility service area in St. Lucie County, Florida, the Legal Description of which is attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, APPLICANT desires to procure reclaimed water services and reserve plant capacity from CITY to be sold to other developments inside of the Project Area which is identified as the ("Project") and shown on the Project Map and incorporated as Exhibit "B"; and

WHEREAS, APPLICANT and CITY have entered into that Amended and Restated Irrigation Franchise Agreement on 11/14/2016 (the "Franchise Agreement"), which provides that APPLICANT will have the ability to provide irrigation services to property within the Southern Grove DRI and Tradition DRI (the "Specified Area") and will execute this Agreement to connect for a minimum of one (1) million gallons of reclaimed water per day, pay all associated fees, and make monthly payments for such reuse water consisting of base facility charges based upon the reserved capacity and usage charges based upon the reclaimed water actually utilized during each such month, including "take or pay" provisions described below; and

WHEREAS, in consultation with APPLICANT and to provide reclaimed water to the Specified Area, CITY has extended a reclaimed water transmission system main and fiber optic communications to a connection point located in the northwest corner of the CITY Tradition Regional Park site near the southeast corner of the intersection of Tradition Parkway and the Sundance Vista Parkway (fka North/South A) right of way. See Exhibit "C" for the Reclaimed Water Main Map showing the reclaimed water main extension and connection point; and

WHEREAS, the parties desire to enter into this Agreement, setting forth the mutual understandings and undertakings regarding CITY'S supply of reclaimed water to APPLICANT for the Project.

NOW THEREFORE, in consideration of the foregoing premises, the undertakings and mutual agreements herein contained and assumed, and other good and valuable consideration, the parties hereby covenant and agree as follows:

1. Recitals – The foregoing recitations are true and correct and are incorporated herein by reference.

2. Project –APPLICANT shall accept and use CITY'S utility services by connecting to CITY'S existing reclaimed water distribution lines, which APPLICANT has determined are required to serve the Project. APPLICANT, at APPLICANT'S sole cost and expense, shall design, construct and install all necessary reclaimed water distribution lines, metering systems and fiber optic communications ("Utility Facilities") in accordance with the plans, specifications, and engineering data submitted by APPLICANT and approved by the appropriate governmental regulatory agencies and PSLUSD, and in accordance with the Franchise Agreement, as amended from time to time.

3. Compliance with Applicable Laws, Codes, Regulations and Policies –APPLICANT shall abide by, and be in compliance with, any and all rules and requirements of the regulatory agencies that have jurisdiction over the subject matter of this Agreement as well as all applicable federal and state laws and regulations, and CITY ordinances and other policies. In addition, the parties agree that the policies, ordinances, rules, and regulations that are adopted by CITY pursuant to general law, as same may be amended from time to time, shall have the full force and effect of law, which shall govern the legal relationship between APPLICANT and CITY with respect to each party's obligations including, but not limited to, CITY'S supply, distribution, and delivery of utility services to APPLICANT, under the terms and conditions of this Agreement. In addition, the work to be performed by APPLICANT, at APPLICANT'S sole cost and expense, as required for the furnishing of utility service within the Specified Area, which may include but shall not be limited to the installation of reclaimed water mains, pump stations, and other utility facilities, shall be performed in accordance with the policies, technical specifications and construction standards of PSLUSD.

4. Reserved Capacity; Purpose – The amount of reclaimed water treatment capacity reserved and/or allocated by this Agreement is solely to provide reclaimed water service within the Specified Area and such capacity may not be transferred without the expressed written consent of CITY.

5. Modifications to Reserved Treatment Plant Capacity and/or Line Capital Charges – The quantity of APPLICANT'S reserved Reclaimed Water Treatment Plant Capacity and/or Reclaimed Water Line Capital Charges and the fees imposed per 1,000 gallons of reserved plant Capacity, which are due and payable by APPLICANT upon APPLICANT's execution of this Agreement, shall be as follows:

GALLONS	CAPITAL CHARGES	RATE		
1,000,000	Treatment Plant Capacity – Reclaimed Water	$	1,030.00	per 1,000 Gallons
1,000,000	Line Charge – Reclaimed Water	$	470.00	per 1,000 Gallons

Therefore, the total amount of reclaimed water treatment capacity reserved and/or allocated for APPLICANT's utility service within the Specified Area, including any previously reserved reclaimed capacity, if applicable, is as follows:

RECLAIMED WATER TREATMENT PLANT CAPACITY	GALLONS
Plant Capacity Previously Reserved	0
Plant Capacity Modification Under this Agreement	1,000,000
TOTAL CAPACITY RESERVED	1,000,000

LINE CHARGES – Reclaimed Water	Gallons
Line Charges Previously Paid	0
Line Charges Modification Under this Agreement	1,000,000
TOTAL LINE CHARGES	1,000,000

6. Capital Charges Payment Schedule – the Applicant shall be billed at total of $1,500,000.00 for the capital charges (treatment plant capacity and line charges) noted above.

Treatment Capacity – 1,000,000 gal / 1,000 gal x $1,030.00 = $1,030,000.00

Line Charges - 1,000,000 gal / 1,000 gal x $470.00 = $470,000.00

Total = $1,500,000.00

The City will bill the Applicant the total capital charges over the first 12 months following the execution of this agreement. The amount charged will be $125,000.00 in 12 equal monthly payments.

7. Additional Usage – Should APPLICANT wish to reserve additional reclaimed water capacity; they may do so by paying treatment plant Capacity Reservation Fees and Line Charges at the rate then in effect so long as additional capacity is available.

8. Reclaimed / Irrigation Water Billing Rates - CITY shall provide APPLICANT monthly billings for irrigation water usage. Monthly billings shall be based on Base Facility Charges plus charges for metered usage readings obtained by CITY. All rates subsequently referenced in this section are subject to change in accordance with any future rates that may be incorporated into and made part of CITY's Code of Ordinances.

A sample of Monthly billings using today's rates at an assumed usage of 1,000,000 gallons per day shall consist of the following components:

Base Facility Charge + Usage fees + $3.88 Monthly billing fee = Total minimum monthly bill

(a) Monthly Base Facility Charge (BFC) = $3.69 per 1,000 gallons reserved plus $3.88 Monthly billing fee.

APPLICANT's initial 1,000,000 gallons capacity reservation ÷ 1,000 gallons = 1,000

1,000 x $3.69 = $3,690.00 + $3.88 = $3,693.88 monthly BFC

Gallonage rate for usage = $0.21 per thousand gallons for any metered usage.

(b) For this example, the amount of 1,000,000 per days is used and 30 days is assumed for the month: 30,000,000 gallons per month used = 30,000,000/1,000 x $0.21 = $6,300.00

Thus, the total sample bill for this scenario would be $9,993.88, in addition to any capital charge payments remaining as described in paragraph 6.

9. Take-or-Pay Obligation – Upon execution of this agreement, APPLICANT agrees to pay for a minimum of 1,000,000 GPD of reclaimed water regardless of actual metered usage in addition to the monthly BFC, (the "Take-or-Pay Obligation"). The Take-or-Pay Obligation shall be implemented as follows:

APPLICANT shall be billed for the minimum usage of 1,000,000 gallons per day or actual metered usage of reclaimed water, whichever is higher, on a monthly basis, in accordance with the City's standard billing processes.

10. Design, Permitting and Construction Requirements - APPLICANT shall be required to ensure that the following items are addressed in the plans and engineering reports, submitted to CITY, or performed in the field as necessary.

a. Location Map of irrigation project area. Notation showing area to be irrigated including irrigated acreage.

b. Irrigation Plans for all private irrigation systems.

c. The APPLICANT shall apply to modify the Glades Wastewater operation permit #FLA326321 issued by FDEP for the PSLUSD Glades Wastewater Treatment Plant to add the Specified Area as a user of reclaimed water using FDEP form #62-610.300(3)(a)1. PSLUSD shall review the application package prior to submittal to FDEP by the APPLICANT, and the application package shall be submitted to FDEP on or before 90 days after the date this agreement is recorded in the St Lucie County Public Records. The effectiveness and enforceability of this Agreement is contingent upon approval by the FDEP of all permitting and applicable regulations.

d. Construction Plans for the reclaimed water metering station, which shall show:

1) Pipe size calculations.

2) Meter size calculations.

3) Back siphonage prevention method to meet FAC 62-610.469(7)(g)

4) Operation protocol including pond levels

5) Fire hydrant or other potable water source within 100 feet of storage pond.

6) Minimum 3 days pond storage volume.

7) Pond overflow provisions per FAC 62-610.

8) Pond level monitoring camera – fiber optic compatible.

9) Stilling well and staff gauge.

10) Fencing around reclaimed water metering station.

11) Reclaimed water usage signs per FAC 62-610, purple as predominant color.

12) Assumed pond flow rate of 500--2000 gallons per minute for a max of 18 hours pumping per day.

13) Minimum CITY-owned pipe size of 6 inches.

14) System integration and programming to add HMI screens for wastewater treatment facility ("WWTF") operations.

15) Connection to CITY's fiber optic communication system.

e. Reclaimed Metering Station Startup Testing

1) The Applicant's Engineer of Record ("EOR") to coordinate startup test and ensure the system works as designed.

2) Test communications to and from the WWTF.

3) Test monitoring camera.

4) Record Drawings of the completed work submitted and approved by CITY prior to startup test. Provide electronically signed and sealed PDF, unsigned PDF and CAD (dwg) files.

5) Submit completion reports to Florida Department of Environmental Protection ("FDEP") and receive FDEP approval to place into operation.

6) Operation and Maintenance Manuals provided to CITY prior to startup.

7) Flow meter calibration with WWTF.

11. Control of Backflow and Cross-Connections - At all premises where reclaimed water service is utilized, the public potable water supply shall be protected by a backflow prevention control assembly as required by Chapter 65 of CITY's Code of Ordinances, Water System User Rules, and/or any subsequent revisions. By execution of this agreement, APPLICANT acknowledges that the following policies will apply to APPLICANT's provision of utility service within the Specified Area.

a) In all instances where CITY determines that a cross-connection exists, CITY will immediately disconnect the cross-connection.

b) Any potable water service at the premises will be turned off until the cross-connection is removed and/or remedied to CITY's satisfaction. Said remedy may include reimbursement to City for all related expenses.

c) Before reconnection of any affected potable water service, CITY's Utility Systems Director may require additional backflow prevention devices to be installed at the user's expense.

d) In order to determine the presence of any potential cross connection hazards to the public potable water system, CITY shall have the right to enter upon the premises of any property utilizing reclaimed water service. Each property owner shall, by use of any reclaimed water service, be deemed to have given implied consent to such entry upon the premises. APPLICANT shall incorporate terms into any service agreement with property owners and utility users/customers providing for the provision of such consent to enter upon the premises to CITY.

12. Construction Plans –APPLICANT or its EOR shall furnish to CITY a complete set of design and construction drawings, plans, specifications, and other necessary engineering data (hereinafter "Construction Plans") of the proposed Utility Facilities for any portions of the Project for review and approval by PSLUSD. The approval by PSLUSD of APPLICANT'S Construction Plans shall be valid for one year from the date of such approval. If APPLICANT has commenced construction of the Project but there has been either (i) a cessation of construction activity where there have been no documented inspections by CITY for a period of 12 months or (ii) an expiration of the associated building permit(s), whichever occurs first, then CITY reserves the right to require the re-submittal of the Construction Plans and further payment of applicable review fees upon APPLICANT'S resubmission of said documents for approval. The work to be performed by APPLICANT for the furnishing of utility service to the Specified Area for the Project shall not commence until all Construction Plans regarding such work are approved in writing by PSLUSD.

13. Reclaimed Water Main Extension by CITY - CITY has extended the existing reclaimed water transmission system mains and fiber optic communications to a connection point located in the northwest corner of the CITY park site near the southeast corner of the intersection of Tradition Parkway and Sundance Vista Parkway (fka N/S "A"). See Exhibit "C" for a map of the reclaimed water main extension and connection point. APPLICANT is responsible for all costs associated downstream of this point or of any other connection to the CITY reclaimed water system.

14. Sample Point - APPLICANT shall provide and install a water quality sample point on the discharge side of APPLICANT's irrigation pump station. CITY shall approve the materials and exact configuration of said sample point.

15. Telemetry - APPLICANT shall be responsible to provide and install telemetry systems with fiber optic communications at all reclaimed water metering stations. All costs associated are to be paid by APPLICANT.

Said systems shall be installed in accordance with CITY's Utility Systems Department technical specifications and construction standards in effect at the time.

16. Electric Power –APPLICANT shall design and construct a Florida Power and Light ("FPL") power supply for each reclaimed water metering station, including a separate FPL meter for power to be paid by CITY.

17. Maintenance of Utility Facilities in the Specified Area –APPLICANT shall own, operate, and maintain, at no cost or expense to CITY, all Utility Facilities on APPLICANT'S side of the designated Point of Service, or that of any future users/customers. All pipes, service lines, cleanouts, fixtures, connections, and other necessary equipment not specifically accepted by and turned over to CITY'S ownership, which are occupied by APPLICANT, tenants, customers, consumers, or other users of CITY's or APPLICANT's utility services within the Specified Area (hereinafter "Project Occupants"), shall be kept in good working order and condition at no cost, liability, or responsibility to CITY for their maintenance or operation.

18. Meters - A flow meter assembly, including an electronic control valve and telemetry, shall be constructed by APPLICANT and owned by CITY to monitor all reclaimed flow discharged into APPLICANT'S pond. Said meter shall delineate CITY's point of service ("Point of Service"). The associated telemetry system shall be controlled by fiber optics connected to CITY's existing fiber optic system. All construction shall be in accordance with CITY's approved details and specifications.

19. Point of Service - The Points of Service to APPLICANT'S Utility Facilities for the Project shall be shown and labeled on the appropriate Construction Plans, and shall be as follows:

For reclaimed water service:

The discharge side of the City's meter.

20. Easements and Access to the Premises – Prior to CITY'S acceptance and/or certification, through pertinent regulatory agencies, of the Utility Facilities and other improvements constructed for the Project, APPLICANT shall grant and convey to CITY and its successors and assigns, in a form satisfactory to CITY, perpetual, exclusive rights, privileges and easements on APPLICANT'S property and, if required, on lands lying outside APPLICANT's property, to access, construct, operate, maintain, repair, replace or expand all reclaimed water utility facilities transferred to CITY for ownership and/or maintenance in connection with CITY'S supplying of reclaimed water services to APPLICANT and/or the Project Occupants of the property. APPLICANT shall secure from each mortgagee and lienholder a release of the mortgagee's or lienholder's interest in the easement and Utility Facilities located within the granted easements. If required by CITY, APPLICANT shall also grant, or cause to be granted, in a form acceptable to CITY, utility easements that shall be a minimum of 10 feet wide for the length of any property to be served by the Utility Facilities along all rights-of-way not owned by CITY. APPLICANT shall pay any and all costs and expenses associated with the granting of said easements to CITY for CITY'S supply of water to APPLICANT's Project. Further, APPLICANT shall grant or permit CITY, its authorized employees, agents, and contractors, access to APPLICANT'S property and any development upon the property during all reasonable hours, or any time in the event of an emergency, for the purposes of maintaining, inspecting, repairing, installing or removing CITY'S utility facilities.

21. Notice – All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the party giving such notice) hand delivered by messenger or courier service, by regular United States Mail with postage prepaid, or by certified mail, return receipt requested (Airmail if international), and shall be directed to the following persons and places designated by the parties:

FOR CITY:	**FOR APPLICANT:**
PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT 900 S.E. Ogden Lane Port St. Lucie, FL 34983 Attn: Brad Macek, Utility Systems Director <u>With a copy to:</u> OFFICE OF THE CITY ATTORNEY CITY OF PORT ST. LUCIE 121 S.W. Port St. Lucie Boulevard Port St. Lucie, FL 34984 Attn: Utilities Attorney	TBD <u>With a copy to:</u> TBD

22. Record Drawings –APPLICANT, at its sole cost and expense, shall have prepared, and furnish to CITY, Record Drawings by the Engineer of Record in accordance with the standards and specifications of PSLUSD. The As-builts/Record Drawings shall be signed and sealed and require the written approval of PSLUSD prior to CITY'S acceptance of APPLICANT'S transfer and conveyance of certain Utility Facilities pursuant to the terms of this Agreement and commencement of service. Show all pertinent information as to all mains, services and appurtenances belonging to, and affecting the reclaimed water distribution constructed to service the Project developed thereon. Show the actual locations of all features of the Utility Facilities, easements and rights-of way which are part of or adjacent to the Project and shall include all constructed paving and drainage facilities relating to said facilities for CITY'S supply of utility services to APPLICANT.

23. Turnover of Utility Facilities from Connection Point to Point of Service – Prior to CITY's acceptance of the Utility Facilities described in this paragraph from APPLICANT pursuant to the terms of this Agreement and the provision of utility services to the constructed Utility Facilities, APPLICANT shall fully execute and provide all necessary drawings, reports, affidavits, releases of liens, certifications, bills of sale, and any other documents identified in PSLUSD'S checklists for Utility Final Inspection and Utility Acceptance Turnover, as revised or amended from time to time. APPLICANT shall transfer to CITY by Bill of Sale, all of APPLICANT'S right, title and interest in and to all of the reclaimed water supply lines, mains, pumps, connections, pipes, meters, valves, and equipment installed that were constructed and installed for the purpose of supplying utility services for APPLICANT'S Project up to, and including, the meter described in Section 17 delineating the Point of Service. APPLICANT shall also furnish to CITY an affidavit asserting that all persons, firms, corporations, or other entities who furnished labor, equipment, and/or materials used directly or indirectly in the execution of the work to be performed under this Agreement and for the Project have been paid. However, in the event of a dispute between APPLICANT and any contractor, subcontractor, or other person or entity who furnished such labor or materials, APPLICANT shall provide CITY with a bond in the amount that is in dispute and in a form acceptable to CITY.

24. Warranty – APPLICANT shall assign to CITY all warranties pertaining to the Utility Facilities and improvements described in Section 22 above, upon the final acceptance and/or certification by PSLUSD and transfer of ownership to CITY of all such applicable facilities for the supply of utility services to the Project. APPLICANT further agrees that for a period of one year after said acceptance and transfer, APPLICANT will correct, upon receipt of written notice, any deficiencies in the design, materials or installation of such Utility Facilities and other subject improvements. Such repair work undertaken pursuant to this paragraph of the Agreement shall be at APPLICANT's sole cost and expense, and in accordance with the standards and specifications of PSLUSD. In the event CITY, for whatever reason, should have to perform repairs to correct deficiencies, APPLICANT agrees to reimburse CITY for such work within 30 days of receipt of a request for payment from CITY.

25. Payment of Fees and Charges – APPLICANT agrees to submit to CITY payment of any and all fees and charges due and owing to CITY upon APPLICANT'S execution of this Agreement. The total amount due to CITY is detailed in the Utility Invoice, that has been separately provided to APPLICANT, and which APPLICANT acknowledges the receipt thereof. CITY shall not execute this Agreement until it receives APPLICANT'S full payment and the processing of the payment is complete.

26. Default – If APPLICANT shall be in default of any provision of this Agreement, in addition to any remedy otherwise specifically provided for herein, APPLICANT agrees and acknowledges that CITY shall have the right to exercise one or more of the following sanctions or penalties:

a. No inspections or certification shall be approved by CITY.

b. No Building Permit shall be issued by CITY for any unit or structure developed on APPLICANT's property.

c. There shall be an interest penalty equal to the maximum rate allowed under Florida law on any outstanding balance due to CITY from APPLICANT. When applicable, this penalty, unless otherwise provided for in this Agreement or in CITY's Code of Ordinances, as amended from time to time, shall accrue from the date the payment is due, as stated in the invoice, notice, or bill.

d. A default of this Agreement shall be a default under the terms of the Franchise Agreement. In the event of default, CITY may terminate this Agreement and the Franchise Agreement.

e. CITY shall be entitled to any other remedy at law, and CITY'S failure to seek any remedy shall not constitute a waiver of said remedy.

27. Disclaimer – Any interruption or temporary cessation in CITY'S supply of utility services to the Project that is caused by any Act of God, fire, hurricane, windstorm, drought, strike, accident, power failure, necessary maintenance work, breakdown, collapse, damage to equipment or service lines or mains, civil or military orders, riots, or other cause or casualty beyond the control of CITY shall not constitute a breach of this Agreement, nor impose liability upon CITY for any consequences or ramifications experienced by APPLICANT, its successors or assigns, or the Project Occupants.

28. Unforeseen Events and Emergencies- The Parties recognize that unforeseen events and emergencies could occur that could restrict or prevent CITY's ability to treat and produce the subject effluent. CITY reserves the right to restrict reclaimed/irrigation quality water use, at the discretion of the Utility Systems Director. APPLICANT hereby agrees to hold CITY harmless and not liable for damages for any failure to deliver or otherwise provide reclaimed/irrigation quality water if, upon the discretion of the Utility Systems Director, an event occurs that restricts or prevents such delivery. Such events shall include, but shall not be limited to the following:

a. Lack of effluent due to loss of flow to the treatment plant, or due to process or distribution failure,

b. Mechanical, equipment, or material failure related to CITY's treatment, storage, pumping and piping facilities,

c. Contamination of the effluent such that it is unusable for irrigation, or

d. Acts of God including, but not limited to: public enemy; war; national emergency; allocation or other governmental restrictions up on the use or availability of labor or materials, rationing, civil insurrections, riot, or civil disorder or demonstration, strike embargo, flood, tidal wave, drought, fire explosions, bomb detonation, nuclear fallout, windstorm, hurricane, earthquake or other casualty or disaster or catastrophe, or

e. Unforeseeable failure or breakdown of pump, transmission, or other facilities, unauthorized use of effluent, any and all governmental requirements, acts or action of any government, public or governmental authority, commission or board, agency agent, official or officer, the enactment of any statute, ordinance, resolution regulation, rule or ruling, order, decree or judgment, restraining order, or injunction or any court.

29. Access - In accordance with Rule 62-610 of the Florida Administrative Code and/or subsequent revisions thereof, CITY will need access to APPLICANT's facilities in order to maintain certain records as required by its FDEP permits, and to check for any improper use of, or application of reclaimed water. By execution of this agreement, APPLICANT agrees to grant CITY unlimited access to an unrestricted number of facilities during all reasonable hours and, at any time in the event of an emergency, for the purpose of CITY inspecting all facilities, equipment, and/or appurtenances related to the subject reclaimed water. Such rights are intended to allow CITY to routinely monitor and address any or all of the following issues:

a) CITY's maintenance of flow data and other records,

b) CITY being able to assure that there are no cross-connections between reclaimed lines and potable water lines,

c) CITY being able to assure that proper setback distances are maintained between reclaimed sprinkler heads and outdoor public eating and drinking facilities (such as community park sites, commercial restaurant facilities, etc.),

d) CITY being able to assure that reclaimed water is not being used to fill pools, hot tubs, etc.,

e) CITY being able to assure that the proper signs are posted to caution the public that reclaimed water is in use, and,

f) The installation and testing of approved back-flow prevention devices.

In the event CITY finds unacceptable construction or operational practices and/or unauthorized system alterations during its inspections, APPLICANT shall be responsible for all costs associated with making changes, corrections, and/or repairs.

30. Calibration of Meter - Commencing on the 12-month anniversary of CITY's acceptance of and/or certification of the improvements, APPLICANT shall provide CITY written proof of the annual calibration of all reclaimed water flow meters. In the absence of the timely submittal of said calibration documentation, CITY shall have the right to have the calibration work performed. All costs plus 10% associated with said calibration and/or related repair or replacement of any meter shall be borne by APPLICANT. All such costs shall be due and payable within 30 days after receipt of an invoice from CITY.

31. Monitoring Wells - APPLICANT shall be responsible for the permitting and construction of all monitoring wells that may be required by South Florida Water Management District and/or FDEP. By execution of this agreement, APPLICANT hereby grants CITY and/or its designated testing laboratory access to the subject wells so monitoring test samples can be obtained on a monthly basis. APPLICANT acknowledges that CITY is required to note the elevation of APPLICANT's monitoring wells on CITY's monthly FDEP reporting forms. Upon completion of construction of said monitoring wells, APPLICANT shall provide to CITY copies of the subject Well Construction Permits and Completion Reports issued by the State of Florida, together with a sketch and description of each well site. Each sketch and description shall be prepared by and signed/sealed by a surveyor licensed to do business in the State of Florida.

32. Regulatory Permit Compliance – APPLICANT shall reimburse CITY for all reasonable expenses incurred by CITY that are specifically related to CITY's compliance with regulatory permit conditions associated with the irrigation activities at any Project site. Said permit conditions may include, but shall not be limited to: issues related to required signage and public notifications regarding the use of reclaimed / irrigation quality water; periodic calibration of flow meters; and laboratory expenses related to water quality sampling and/or monitoring well sampling. CITY shall issue related billings to APPLICANT each January, April, July, and October for the preceding calendar quarter's expenses.

33. Usage Restrictions - CITY shall limit the supply of reclaimed water to no more than the reserved capacity. In the event APPLICANT requests, in writing, a temporary supply of reclaimed water in excess of APPLICANT's reserved capacity, CITY, at its sole discretion, may sell the additional reclaimed water to APPLICANT.

34. Permit Conditions - By execution of this agreement, APPLICANT acknowledges that all terms and conditions of Florida Department of Environmental Protection (FDEP) permits issued to CITY for the operation of its Wastewater Treatment Plants that are related to the production of reclaimed water shall apply. APPLICANT shall prepare plans and permit applications for signature by CITY to add reclaimed water users to the existing FDEP wastewater treatment plant operating permit. APPLICANT will submit the request to FDEP once signed by CITY and be responsible for all permit fees, requests for more information or any other items requested by FDEP.

35. Irrigation System - APPLICANT further agrees they shall not modify the on-site reclaimed water irrigation systems or make adjustments to the operation of the systems such that it would compromise CITY's responsibilities regarding CITY's FDEP permits.

36. Title - If APPLICANT shall be required to convey any utility easements to CITY, then CITY shall require the subordination of any mortgage or lien held by any mortgagee or lienholder having an interest in the property. APPLICANT shall be responsible at its sole cost and expense for obtaining the execution of a Consent and Joinder of Mortgagee/Lienholder, in a form approved by CITY, by any such mortgagees or lienholders, or submitting to CITY one of the following documents: (i) an Affidavit of No Lien, (ii) a Release and/or Satisfaction of Mortgage or Lien, or (iii) a letter from an attorney, with a valid Florida Bar license to practice law, confirming that that there is no mortgage or lien on the property. APPLICANT must provide CITY with said Affidavit, Release and/or Satisfaction, or attorney letter prior to the commencement of service to that property.

37. Assignment of Agreement – This Agreement shall run with the Utility Facilities and be binding upon APPLICANT'S heirs, legal representatives, members, assigns, and successors in interest. The assignment or transfer of APPLICANT'S rights and obligations hereunder to another entity is prohibited unless all of the following acts are performed:

a. APPLICANT'S assignment is in writing and entered into with the same formality as this Agreement; and

b. CITY shall be a party to said assignment, and CITY's approval of which shall be at its sole discretion; and

c. APPLICANT shall remain liable to CITY for APPLICANT's responsibilities and obligations under this Agreement unless such an assignment is made in strict compliance with this paragraph; and

d. The execution by assignee of, or the delegation of APPLICANT's responsibilities under, a Franchise Agreement with CITY; and

e. Provided that this Agreement is properly assigned, CITY will execute a "Satisfaction of Assignment," and the costs for the recording of which in the Official Public Records of the Clerk of the Court of St. Lucie County, Florida, shall be paid by APPLICANT to CITY, in advance of CITY's execution of the Satisfaction of Assignment.

38. Repeal of Prior Agreements – Any and all prior utility service agreements with CITY, pertaining the Project are hereby cancelled and declared of no force and effect as to the Project, and only as to the Project. The intent of this provision is to terminate prior utility service agreements only to the extent they relate to the Project. Any such prior utility service agreements will continue to bind property that is not the subject of this Agreement and such utility service agreements will remain in full force and effect as to the other property.

39. Rules and Regulations of Utility Services –CITY shall have the right to promulgate and adopt rules and regulations, from time to time, relating to the supply of utility services to CITY's customers and users, including APPLICANT and the Project Occupant(s) who shall become customers and users under this Agreement. Such rules and regulations may relate to, but are not limited to, rates, deposits, connection charges, capital charges and other fees, and the right to discontinue or terminate services under certain circumstances. APPLICANT hereby acknowledges and agrees that the rates and regulations are subject to change and APPLICANT shall be responsible for full payment of any fees and charges assessed pursuant to the promulgated rates and regulations governing at the time.

40. Invalid Provisions – In the event any term or provision of this Agreement is held illegal, unenforceable, or inoperative as a matter of law, the remaining terms and provisions will not be affected thereby but will be valid and remain in full force and effect so far as possible. If any provision of this Agreement may be construed in two or more ways, one of which would render the provision invalid or otherwise voidable or unenforceable and another of which would render the provision valid and enforceable, such provision shall have the meaning which renders it valid and enforceable.

41. Governing Law – This Agreement is governed by and will be construed in accordance with the laws of the State of Florida, and in the event of any litigation concerning the terms of this Agreement proper venue thereof will be in St. Lucie County, Florida.

42. Recording – This Agreement or notice thereof shall be recorded by CITY in the Official Public Records of the Clerk of the Court of St. Lucie County, Florida, and may be recorded by CITY in the minutes of the Clerk of the City Council for Port St. Lucie, St. Lucie County, Florida. All preparation, review and recording fees for this Agreement shall be the responsibility of APPLICANT.

43. Effective Date – This Agreement is not binding and of no force and effect until fully executed by both CITY and APPLICANT.

44. Entire Agreement – Except as otherwise stated herein, this Agreement contains the entire agreement between the parties hereto as it pertains to the subject matter contained herein and shall supersede and take precedence over any and all prior and contemporaneous agreements and understandings between the parties hereto, unless otherwise stated. No additions, alterations, or variation of the terms of this Agreement shall be valid. This Agreement is intended to be read in conjunction with and consistent with the Franchise Agreement, the Reuse Line Interlocal Agreement, and CITY's Code of Ordinances, which shall not be superseded by this Agreement.

45. Order of Precedence – In the event of any inconsistency among the provisions of this Agreement, the Franchise Agreement, and the Reuse Line Interlocal Agreement, the inconsistency shall be resolved according to the following order of precedence: the Reuse Line Interlocal Agreement, the Franchise Agreement, and this Agreement.

46. Authority to Sign – Each Individual signing this Agreement directly and expressly warrants that he/she has been given and received and accepted authority to sign and execute the documents on behalf of the Party for whom it is indicated he/she has signed, and further has been expressly given and received and accepted authority to enter into a binding agreement on behalf of such Party with respect to the matters concerned herein and stated herein.

47. IN WITNESS WHEREOF, CITY and APPLICANT have caused this Utility Service Agreement to be executed on behalf of themselves and/or their respective entities, their successors and assigns, and shall run with the Property when fully executed.

SIGNATURES FOLLOW ON NEXT PAGE

AGREED TO BY APPLICANT this ____ day of ______________, 20___:

Signature:___________________________

Print Name:___________________________

Title:________________________________

Signature:___________________________

Print Name:___________________________

Title:________________________________

Witnesses: (Two Required)

Print Name:___________________________

Signature:___________________________

Print Name:___________________________

Signature:___________________________

STATE OF ________________)
) ss
COUNTY OF ______________)

The foregoing instrument was acknowledged before me this ___________ day of ____________, 20____, by____, as ____________________________________, **by means of ☐ physical presence or ☐ online notarization**, for ____, ( ) personally known to me or ( ) proven by producing the following identification ______________ ______.

NOTARY SEAL/STAMP

____
Notary Signature

____
Print Name of Notary

[SIGNATURES CONTINUE ON NEXT PAGE]

AGREED TO BY CITY this ____ day of _____________, 20___:

By:_____________________________________

Print Name:______________________________

Title:___________________________________

STATE OF FLORIDA)
) ss
COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me this ___________ day of ____________, 20__, by____________________________, as _______________________, **by means of ☐ physical presence or ☐ online notarization**, for Port St. Lucie Utility Systems Department of the City of Port St. Lucie, who is personally known to me.

____
Notary Signature

NOTARY SEAL/STAMP

____
Print Name of Notary

RESOLUTION 2026-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Tradition Community Development District No. 1 (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Lucie County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors (the "Board") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

Seat Number	Supervisor	Term Expiration Date
1	Tony Piscopo	2028
2	Bianca Magloire	2028
3	William Pittsley	2026
4	Tara Toto	2026
5	Melissa Stevens	2026

This year, Seat 3, currently held by William Pittsley, Seat 4, currently held by Tara Toto, and Seat 5, currently held by Melissa Stevens, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisors of the District shall be held on the 3rd day of November, 2026, at 11:00 a.m., and located at Tradition Management Offices, 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its August 5, 2026 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office / District Manager's office, located at Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2026.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

ATTEST:

____
Chairperson, Board of Supervisors

____
Secretary / Assistant Secretary

Exhibit A: Notice of Landowners' Meeting and Election, Proxy, Ballot Form and Instructions

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

Notice is hereby given to the public and all landowners within Tradition Community Development District No. 1 (**"District"**) located within St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	November 3, 2026
TIME:	11:00 a.m.
PLACE:	Tradition Management Offices 10521 SW Village Center Drive, Suite 203 Port St. Lucie, Florida 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person 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 the appeal is to be based.

District Manager
Run Date(s): _______________ & _______________, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: **11:00 A.M.**

LOCATION: **Tradition Management Offices**
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors (**"Board"**) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints ____________________________________ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Tradition Community Development District No. 1 to be held at Tradition Management Offices, 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987, on November 3, 2026, at 11:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

____
Printed Name of Legal Owner

____ ________________________________
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
____________________________________	_______	_______
____________________________________	_______	_______
____________________________________	_______	_______

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _______

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Tradition Community Development District No. 1 and described as follows:

Description **Acreage**

____ _______
____ _______
____ _______

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, ____________________________, as Landowner, or as the proxy holder of _____________________ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: ____________________________

Signed: ______________________________
Printed Name: _________________________

RESOLUTION 2026-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Tradition Community Development District No. 2 (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Lucie County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors (the "Board") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

Seat Number	Supervisor	Term Expiration Date
1	Tony Piscopo	2028
2	Bianca Magloire	2028
3	William Pittsley	2026
4	Tara Toto	2026
5	Melissa Stevens	2026

This year, Seat 3, currently held by William Pittsley, Seat 4, currently held by Tara Toto, and Seat 5, currently held by Melissa Stevens, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisors of the District shall be held on the 3rd day of November, 2026, at 11:00 a.m., and located at Tradition Management Offices, 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its August 5, 2026 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office / District Manager's office, located at Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2026.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2

ATTEST:

____
Chairperson, Board of Supervisors

____
Secretary / Assistant Secretary

Exhibit A: Notice of Landowners' Meeting and Election, Proxy, Ballot Form and Instructions

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2

Notice is hereby given to the public and all landowners within Tradition Community Development District No. 2 (**"District"**) located within St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	November 3, 2026
TIME:	11:00 a.m.
PLACE:	Tradition Management Offices 10521 SW Village Center Drive, Suite 203 Port St. Lucie, Florida 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person 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 the appeal is to be based.

District Manager
Run Date(s): _______________ & _______________, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: **11:00 A.M.**

LOCATION: **Tradition Management Offices**
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors (**"Board"**) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints ___________________________________ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Tradition Community Development District No. 2 to be held at Tradition Management Offices, 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987, on November 3, 2026, at 11:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

____
Printed Name of Legal Owner

____ ___________________________________
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
______________________________________	_______	_______
______________________________________	_______	_______
______________________________________	_______	_______

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _______

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Tradition Community Development District No. 2 and described as follows:

Description **Acreage**

____ _______

____ _______

____ _______

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, ____________________________, as Landowner, or as the proxy holder of ____________________ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: ____________________________

Signed: ______________________________
Printed Name: _________________________

RESOLUTION 2026-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Tradition Community Development District No. 7 **("District")** is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Lucie County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

Seat Number	Supervisor	Term Expiration Date
1	Melissa Stevens	2026
2	Tara Toto	2026
3	William Pittsley	2026
4	Bianca Magloire	2028
5	Tony Piscopo	2028

This year, Seat 1, currently held by Melissa Stevens, is subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election and shall be for a four-year period. Seat 2, currently held by Tara Toto, and Seat 3, currently held by William Pittsley, are subject to a General Election process to be conducted by the St. Lucie County Supervisor of Elections, which General Election process shall be addressed by a separate resolution.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 3rd day of November, 2026, at 11:00 a.m., and located at Tradition Management Offices, 10521 SW Village Center Drive, Suite 203., Port St. Lucie, Florida 34987.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its August 5, 2026 meeting. A sample

notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2026.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7

ATTEST:

____
CHAIRPERSON / VICE CHAIRPERSON

____
SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7

Notice is hereby given to the public and all landowners within Tradition Community Development District No. 7 (**"District"**) located within St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	November 3, 2026
TIME:	11:00 a.m.
PLACE:	Tradition Management Offices 10521 SW Village Center Drive, Suite 203 Port St. Lucie, Florida 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person 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 the appeal is to be based.

District Manager
Run Date(s): __________ & _____________

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: **11:00 a.m.**

LOCATION: **Tradition Management Offices**
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District **("District")** has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors **("Board")** every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints ______________________________ **("Proxy Holder")** for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Tradition Community Development District No. 7 to be held at Tradition Management Offices, 10521 SW Village Center Drive, Suite 203., Port St. Lucie, Florida 34987, on November 3, 2026, at 11:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

____
Printed Name of Legal Owner

______________________________ ______________________
Signature of Legal Owner Date

Parcel Description	Acreage	Authorized Votes
______________________________	________	________
______________________________	________	________
______________________________	________	________

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: ________

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 3, 2026

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Parkland Preserve Community Development District and described as follows:

Description	**Acreage**
____	________
____	________
____	________

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, ____________________________, as Landowner, or as the proxy holder of ______________________ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		

Date: ____________________________

Signed: ______________________________
Printed Name: _________________________

RESOLUTION 2026-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Tradition Community Development District No. 8 (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Lucie County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors (the "Board") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

Seat Number	Supervisor	Term Expiration Date
1	Melissa Stevens	2026
2	Tara Toto	2028
3	William Pittsley	2026
4	Bianca Magloire	2026
5	Tony Piscopo	2028

This year, Seat 1, currently held by Melissa Stevens, Seat 3, currently held by William Pittsley, and Seat 5, currently held by Bianca Magloire, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisors of the District shall be held on the 3rd day of November, 2026, at 11:00 a.m., and located at Tradition Management Offices, 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its August 5, 2026 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office / District Manager's office, located at Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2026.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8

____
Chairperson, Board of Supervisors

ATTEST:

____
Secretary / Assistant Secretary

Exhibit A: Notice of Landowners' Meeting and Election, Proxy, Ballot Form and Instructions

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8

Notice is hereby given to the public and all landowners within Tradition Community Development District No. 8 (**"District"**) located within St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	November 3, 2026
TIME:	11:00 a.m.
PLACE:	Tradition Management Offices 10521 SW Village Center Drive, Suite 203 Port St. Lucie, Florida 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person 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 the appeal is to be based.

District Manager
Run Date(s): _______________ & _______________, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: **11:00 A.M.**

LOCATION: **Tradition Management Offices**
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors (**"Board"**) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints ___________________________________ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Tradition Community Development District No. 8 to be held at Tradition Management Offices, 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987, on November 3, 2026, at 11:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

____
Printed Name of Legal Owner

____ ___________________________________
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
______________________________________	_______	_______
______________________________________	_______	_______
______________________________________	_______	_______

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _______

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Tradition Community Development District No. 8 and described as follows:

Description **Acreage**

____ ________
____ ________
____ ________

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, ____________________________, as Landowner, or as the proxy holder of _____________________ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
3		
4		

Date: ____________________________

Signed: ______________________________
Printed Name: _________________________

RESOLUTION 2026-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Tradition Community Development District No. 9 (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Lucie County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors (the "Board") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

Seat Number	Supervisor	Term Expiration Date
1	Melissa Stevens	2026
2	Tara Toto	2028
3	William Pittsley	2026
4	Bianca Magloire	2026
5	Tony Piscopo	2028

This year, Seat 1, currently held by Melissa Stevens, Seat 3, currently held by William Pittsley, and Seat 5, currently held by Bianca Magloire, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisors of the District shall be held on the 3rd day of November, 2026, at 11:00 a.m., and located at Tradition Management Offices, 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its August 5, 2026 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office / District Manager's office, located at Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2026.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9

ATTEST:

____
Chairperson, Board of Supervisors

____
Secretary / Assistant Secretary

Exhibit A: Notice of Landowners' Meeting and Election, Proxy, Ballot Form and Instructions

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9

Notice is hereby given to the public and all landowners within Tradition Community Development District No. 9 (**"District"**) located within St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2026
TIME: 11:00 a.m.
PLACE: Tradition Management Offices
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person 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 the appeal is to be based.

District Manager
Run Date(s): _______________ & _______________, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: **11:00 A.M.**

LOCATION: **Tradition Management Offices**
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors (**"Board"**) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints ______________________________________ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Tradition Community Development District No. 9 to be held at Tradition Management Offices, 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987, on November 3, 2026, at 11:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

____
Printed Name of Legal Owner

____ ______________________________________
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
____	________	________
____	________	________
____	________	________

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: ________

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Tradition Community Development District No. 9 and described as follows:

Description **Acreage**

____ ________
____ ________
____ ________

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, ______________________________, as Landowner, or as the proxy holder of ______________________ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
3		
4		

Date: ______________________________

Signed: ______________________________
Printed Name: ________________________

RESOLUTION 2026-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Tradition Community Development District No. 10 **("District")** is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Lucie County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

Seat Number	Supervisor	Term Expiration Date
1	Melissa Stevens	2026
2	Tara Toto	2028
3	William Pittsley	2026
4	Bianca Magloire	2026
5	Tony Piscopo	2028

This year, Seat 1, currently held by Melissa Stevens, is subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election and shall be for a four-year period. Seat 3, currently held by William Pittsley, and Seat 4, currently held by Bianca Magloire, are subject to a General Election process to be conducted by the St. Lucie County Supervisor of Elections, which General Election process shall be addressed by a separate resolution.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 3rd day of November, 2026, at 11:00 a.m., and located at Tradition Management Offices, 10521 SW Village Center Drive, Suite 203., Port St. Lucie, Florida 34987.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its August 5, 2026 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2026.

TRADITION COMMUNITY
DEVELOPMENT DISTRICT NO. 10

ATTEST:

____
CHAIRPERSON / VICE CHAIRPERSON

____
SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10

Notice is hereby given to the public and all landowners within Tradition Community Development District No. 10 (**"District"**) located within St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	November 3, 2026
TIME:	11:00 a.m.
PLACE:	Tradition Management Offices 10521 SW Village Center Drive, Suite 203 Port St. Lucie, Florida 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person 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 the appeal is to be based.

District Manager
Run Date(s): __________ & _____________

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: **11:00 a.m.**

LOCATION: **Tradition Management Offices**
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District **("District")** has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors **("Board")** every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints ______________________________ **("Proxy Holder")** for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Tradition Community Development District No. 10 to be held at Tradition Management Offices, 10521 SW Village Center Drive, Suite 203., Port St. Lucie, Florida 34987, on November 3, 2026, at 11:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

____
Printed Name of Legal Owner

______________________________ ______________________________
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
______________________________	________	________
______________________________	________	________
______________________________	________	________

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: ________

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 3, 2026

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Parkland Preserve Community Development District and described as follows:

Description **Acreage**

____ ________
____ ________
____ ________

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, ___________________________, as Landowner, or as the proxy holder of _____________________ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		

Date: ____________________________ Signed: ______________________________
Printed Name: _________________________

RESOLUTION 2026-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Tradition Community Development District No. 11 (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Lucie County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors (the "Board") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

Seat Number	Supervisor	Term Expiration Date
1	Bianca Magloire	2028
2	William Pittsley	2028
3	Tara Toto	2026
4	Tony Piscopo	2026
5	Melissa Stevens	2026

This year, Seat 3, currently held by Tara Toto, Seat 4, currently held by Tony Piscopo, and Seat 5, currently held by Melissa Stevens, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisors of the District shall be held on the 3rd day of November, 2026, at 11:00 a.m., and located at Tradition Management Offices, 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its August 5, 2026 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office / District Manager's office, located at Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 5th DAY OF AUGUST, 2026.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11

ATTEST:

____
Chairperson, Board of Supervisors

____
Secretary / Assistant Secretary

Exhibit A: Notice of Landowners' Meeting and Election, Proxy, Ballot Form and Instructions

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11

Notice is hereby given to the public and all landowners within Tradition Community Development District No. 11 (**"District"**) located within St. Lucie County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors (**"Board"**, and individually, **"Supervisor"**). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	November 3, 2026
TIME:	11:00 a.m.
PLACE:	Tradition Management Offices 10521 SW Village Center Drive, Suite 203 Port St. Lucie, Florida 34987

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (**"District Manager's Office"**). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person 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 the appeal is to be based.

District Manager
Run Date(s): _______________ & _______________, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: **11:00 A.M.**

LOCATION: **Tradition Management Offices**
10521 SW Village Center Drive, Suite 203
Port St. Lucie, Florida 34987

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors (**"Board"**) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by <u>one</u> of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints ____________________________________ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Tradition Community Development District No. 11 to be held at Tradition Management Offices, 10521 SW Village Center Drive, Suite 203, Port St. Lucie, Florida 34987, on November 3, 2026, at 11:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

____
Printed Name of Legal Owner

____ ________________________________
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
________________________________	_______	_______
________________________________	_______	_______
________________________________	_______	_______

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _______

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11
ST. LUCIE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Tradition Community Development District No. 11 and described as follows:

Description **Acreage**

____ ________
____ ________
____ ________

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____________________________, as Landowner, or as the proxy holder of _____________________ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____________________________

Signed: ______________________________
Printed Name: _________________________

RESOLUTION 2026-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 DECLARING VACANCY IN SEAT FOUR OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Tradition Community Development District No. 3 (**"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2026, one member of the Board of Supervisors (**"Board"**) was to be elected by the **"Qualified Electors"** of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for the seat available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seat vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEAT. The following seat is hereby declared vacant effective as of November 17, 2026:

Seat 4 – (currently held by Rosario "Roy" Perconte).

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board nominates Qualified Electors to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor for Seat 4 shall remain in office.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 5th day of August 2026.

ATTEST:	**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3**
______________________________	______________________________
Assistant Secretary	Chairperson, Board of Supervisors

RESOLUTION 2026-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 DECLARING VACANCY IN SEAT THREE OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Tradition Community Development District No. 5 (**"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2026, one member of the Board of Supervisors (**"Board"**) was to be elected by the **"Qualified Electors"** of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for the seat available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seat vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEAT. The following seat is hereby declared vacant effective as of November 17, 2026:

Seat 3 – (currently held by Rick Dixon).

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board nominates Qualified Electors to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor for Seat 3 shall remain in office.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 5th day of August 2026.

ATTEST:	**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5**
______________________________	______________________________
Assistant Secretary	Chairperson, Board of Supervisors

RESOLUTION 2026-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 DECLARING VACANCIES IN SEATS THREE AND FIVE OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Tradition Community Development District No. 6 (**"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2026, two members of the Board of Supervisors (**"Board"**) were to be elected by the **"Qualified Electors"** of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for any of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS. The following seats are hereby declared vacant effective as of November 17, 2026:

Seat 3 – (currently held by Keith Bulkin); and

Seat 5 – (currently held by John Slicher).

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors for Seats 3 and 5 shall remain in office.

3. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 5th day of August 2026.

ATTEST:	**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6**
______________________________	______________________________
Assistant Secretary	Chairperson, Board of Supervisors

RESOLUTION 2026-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 DECLARING VACANCIES IN SEATS TWO AND THREE OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Tradition Community Development District No. 7 (**"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2026, two members of the Board of Supervisors (**"Board"**) were to be elected by the **"Qualified Electors"** of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for any of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS. The following seats are hereby declared vacant effective as of November 17, 2026:

Seat 2 – (currently held by Tara Toto); and

Seat 3 – (currently held by William "Bill" Pittsley).

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors for Seats 2 and 3 shall remain in office.

3. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 5th day of August 2026.

ATTEST:	**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7**
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Assistant Secretary	Chairperson, Board of Supervisors

RESOLUTION 2026-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 DECLARING VACANCIES IN SEATS THREE AND FOUR OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Tradition Community Development District No. 10 (**"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2026, two members of the Board of Supervisors (**"Board"**) were to be elected by the **"Qualified Electors"** of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for any of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS. The following seats are hereby declared vacant effective as of November 17, 2026:

Seat 3 – (currently held by William "Bill" Pittsley); and

Seat 4 – (currently held by Bianca Magloire).

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors for Seats 3 and 4 shall remain in office.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 5th day of August 2026.

ATTEST:	**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10**
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Assistant Secretary	Chairperson, Board of Supervisors

RESOLUTION 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 AMENDING RESOLUTION 2026-23 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Tradition Community Development District No. 1 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-23, approving the proposed budget for Fiscal Year 2026/2027 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 5, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987; and

WHEREAS, the Board desires to reset the public hearing to be held on September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987, and has caused notices to be provided with the new public hearing information, to comply with the requirements of Chapter 190, *Florida Statutes*.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2026-23 is hereby amended to reflect that the public hearing is reset to September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. RESOLUTION 2026-23 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-23 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 5th day of August, 2026.

ATTEST:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

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Secretary

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Chair/Vice Chair, Board of Supervisors

RESOLUTION 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2 AMENDING RESOLUTION 2026-23 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Tradition Community Development District No. 2 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-23, approving the proposed budget for Fiscal Year 2026/2027 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 5, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987; and

WHEREAS, the Board desires to reset the public hearing to be held on September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987 , and has caused notices to be provided with the new public hearing information, to comply with the requirements of Chapter 190, *Florida Statutes*.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2026-23 is hereby amended to reflect that the public hearing is reset to September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. RESOLUTION 2026-23 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-23 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 5th day of August, 2026.

ATTEST:	**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 2**
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Secretary	Chair/Vice Chair, Board of Supervisors

RESOLUTION 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3 AMENDING RESOLUTION 2026-23 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Tradition Community Development District No. 3 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-23, approving the proposed budget for Fiscal Year 2026/2027 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 5, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987; and

WHEREAS, the Board desires to reset the public hearing to be held on September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987 , and has caused notices to be provided with the new public hearing information, to comply with the requirements of Chapter 190, *Florida Statutes*.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2026-23 is hereby amended to reflect that the public hearing is reset to September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. RESOLUTION 2026-23 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-23 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 5th day of August, 2026.

ATTEST:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 3

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Secretary

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Chair/Vice Chair, Board of Supervisors

RESOLUTION 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4 AMENDING RESOLUTION 2026-23 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Tradition Community Development District No. 4 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-23, approving the proposed budget for Fiscal Year 2026/2027 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 5, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987; and

WHEREAS, the Board desires to reset the public hearing to be held on September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987 , and has caused notices to be provided with the new public hearing information, to comply with the requirements of Chapter 190, *Florida Statutes*.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2026-23 is hereby amended to reflect that the public hearing is reset to September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. RESOLUTION 2026-23 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-23 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 5th day of August, 2026.

ATTEST:	**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 4**
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Secretary	Chair/Vice Chair, Board of Supervisors

RESOLUTION 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5 AMENDING RESOLUTION 2026-23 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Tradition Community Development District No. 5 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-23, approving the proposed budget for Fiscal Year 2026/2027 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 5, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987; and

WHEREAS, the Board desires to reset the public hearing to be held on September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987 , and has caused notices to be provided with the new public hearing information, to comply with the requirements of Chapter 190, *Florida Statutes*.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2026-23 is hereby amended to reflect that the public hearing is reset to September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. RESOLUTION 2026-23 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-23 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 5th day of August, 2026.

ATTEST:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5

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Secretary

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Chair/Vice Chair, Board of Supervisors

RESOLUTION 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6 AMENDING RESOLUTION 2026-23 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Tradition Community Development District No. 6 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-23, approving the proposed budget for Fiscal Year 2026/2027 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 5, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987; and

WHEREAS, the Board desires to reset the public hearing to be held on September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987 , and has caused notices to be provided with the new public hearing information, to comply with the requirements of Chapter 190, *Florida Statutes*.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2026-23 is hereby amended to reflect that the public hearing is reset to September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. RESOLUTION 2026-23 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-23 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 5th day of August, 2026.

ATTEST:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 6

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Secretary

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Chair/Vice Chair, Board of Supervisors

RESOLUTION 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7 AMENDING RESOLUTION 2026-23 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Tradition Community Development District No. 7 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-23, approving the proposed budget for Fiscal Year 2026/2027 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 5, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987; and

WHEREAS, the Board desires to reset the public hearing to be held on September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987 , and has caused notices to be provided with the new public hearing information, to comply with the requirements of Chapter 190, *Florida Statutes*.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2026-23 is hereby amended to reflect that the public hearing is reset to September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. RESOLUTION 2026-23 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-23 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 5th day of August, 2026.

ATTEST:	**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7**
_______________________________	_______________________________
Secretary	Chair/Vice Chair, Board of Supervisors

RESOLUTION 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8 AMENDING RESOLUTION 2026-23 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Tradition Community Development District No. 8 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-23, approving the proposed budget for Fiscal Year 2026/2027 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 5, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987; and

WHEREAS, the Board desires to reset the public hearing to be held on September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987 , and has caused notices to be provided with the new public hearing information, to comply with the requirements of Chapter 190, *Florida Statutes*.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2026-23 is hereby amended to reflect that the public hearing is reset to September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. RESOLUTION 2026-23 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-23 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 5th day of August, 2026.

ATTEST:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 8

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Secretary

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Chair/Vice Chair, Board of Supervisors

RESOLUTION 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9 AMENDING RESOLUTION 2026-23 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Tradition Community Development District No. 9 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-23, approving the proposed budget for Fiscal Year 2026/2027 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 5, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987; and

WHEREAS, the Board desires to reset the public hearing to be held on September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987 , and has caused notices to be provided with the new public hearing information, to comply with the requirements of Chapter 190, *Florida Statutes*.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2026-23 is hereby amended to reflect that the public hearing is reset to September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. RESOLUTION 2026-23 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-23 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 5th day of August, 2026.

ATTEST:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9

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Secretary

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Chair/Vice Chair, Board of Supervisors

RESOLUTION 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10 AMENDING RESOLUTION 2026-23 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Tradition Community Development District No. 10 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-23, approving the proposed budget for Fiscal Year 2026/2027 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 5, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987; and

WHEREAS, the Board desires to reset the public hearing to be held on September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987 , and has caused notices to be provided with the new public hearing information, to comply with the requirements of Chapter 190, *Florida Statutes*.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2026-23 is hereby amended to reflect that the public hearing is reset to September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. RESOLUTION 2026-23 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-23 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 5th day of August, 2026.

ATTEST:	**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10**
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Secretary	Chair/Vice Chair, Board of Supervisors

RESOLUTION 2026-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11 AMENDING RESOLUTION 2026-23 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Tradition Community Development District No. 11 ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2026-23, approving the proposed budget for Fiscal Year 2026/2027 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 5, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987; and

WHEREAS, the Board desires to reset the public hearing to be held on September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987 , and has caused notices to be provided with the new public hearing information, to comply with the requirements of Chapter 190, *Florida Statutes*.

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

SECTION 1. PUBLIC HEARING RESET. Resolution 2026-23 is hereby amended to reflect that the public hearing is reset to September 2, 2026, at 11:00 a.m. at Tradition Town Hall, 10799 SW Civic Lane, Port St. Lucie, Florida 34987.

SECTION 2. RESOLUTION 2026-23 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2026-23 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 5th day of August, 2026.

ATTEST:	**TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 11**
______________________________	______________________________
Secretary	Chair/Vice Chair, Board of Supervisors

MEMORANDUM

Tradition Community Development District No. 1

TO:	Board of Supervisors, Tradition Community Development District No. 1
FROM:	B. Frank Sakuma, Jr., CDM, District Manager
BOARD MEETING DATE:	August 5, 2026
RE:	Resolution 2026-27– Classification and Disposition of Surplus Tangible Personal Property

Background

The District owns certain items of tangible personal property that are no longer needed for District purposes, including used in-street pedestrian crosswalk sign assemblies, concrete pilings, an aluminum walkway, and solar-powered irrigation telemetry equipment with related antennas, cable, and hardware. These items are obsolete, uneconomical or inefficient to maintain, and serve no useful District function.

The proposed Resolution classifies the items listed in Exhibit A as surplus tangible personal property and authorizes the District Manager and Staff to dispose of them in accordance with Sections 274.05 and 274.06, Florida Statutes, including by sale to the general public through an online government auction platform (such as GovDeals.com) or by public auction. Each item has an estimated value below the $5,000 threshold of Section 274.06, Florida Statutes; accordingly, no newspaper notice is required, and Staff may dispose of the items by the most efficient and cost-effective means.

Surplus Items

The items to be declared surplus and offered for sale include the following, as set forth in Exhibit A to the Resolution:

- Pedestrian signs – R1-6 in-street units with bases, 2-sided, pole mounted (TR1 – trash dumpster area) – bundle of approx. 105 ($800)
- Pedestrian signs – R1-6 in-street units with bases, 2-sided, pole mounted (TR1 – Irrigation Utility) – bundle of approx. 21 ($400)
- Concrete pilings (Irrigation Utility) – bundle of 4 ($400)
- Aluminum walkway, 14 ft x 3 ft (TR1 – Irrigation Utility) ($1,000)
- Ag-Tronix solar RTUs (approx. 15–25), fiberglass antenna canisters (2), and antenna/cable/hardware lot ($1,000)

Estimated Value

Description	Estimated Value
Pedestrian sign bundles (2 lots, approx. 126 signs)	$1,200.00
Concrete pilings, aluminum walkway, and telemetry equipment (3 lots)	$2,400.00

Description	Estimated Value
Total Estimated Value	**$3,600.00**

All items will be sold "as-is, where-is," without warranty, and the purchaser will be responsible for the cost of removal and transfer of the items.

Budget Impact

Sale proceeds are expected to result in a slight increase in the Other Revenues line item of the District's budget. There is no impact to expenses.

Review and Compliance

Engineering Review:	N/A.
Legal Review:	District Counsel has reviewed the Resolution as to form.

Recommendation

Staff recommends that the Board adopt Resolution 2026-27, classifying the property listed in Exhibit A as surplus tangible personal property and authorizing its disposition by public sale or online auction in accordance with Sections 274.05 and 274.06, Florida Statutes.

Attachments

- Resolution 2026-27 – Classification and Disposition of Surplus Tangible Personal Property (with Exhibit A – Surplus Property List)

RESOLUTION 2026-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1 CLASSIFYING CERTAIN TANGIBLE PERSONAL PROPERTY AS SURPLUS; AUTHORIZING THE SALE, DONATION, OR OTHER DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY PURSUANT TO SECTIONS 274.05 AND 274.06, FLORIDA STATUTES, INCLUDING BY PUBLIC SALE OR ONLINE AUCTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Tradition Community Development District No. 1 ("District") is an independent special district established pursuant to Chapter 190, *Florida Statutes*, and is a local unit of special-purpose government created for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, as an independent special district created under Chapter 190, *Florida Statutes*, the District is a "special district" within the meaning of Section 189.012, *Florida Statutes*, and therefore a "governmental unit" as defined in Section 274.01(1), *Florida Statutes*, subject to the provisions of Chapter 274, *Florida Statutes*, governing tangible personal property owned by local governments; and

WHEREAS, Section 190.011(1), *Florida Statutes*, grants the District the general power to acquire and dispose of real and personal property; and

WHEREAS, the District has purchased and owns certain equipment and/or other tangible personal property as listed in more detail in the attached **Exhibit A** (the "Surplus Property"); and

WHEREAS, the District desires to classify the Surplus Property as surplus tangible personal property, and to determine that the Surplus Property is obsolete and that continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, Section 274.05, *Florida Statutes*, authorizes a governmental unit to dispose of surplus property by sale or donation to another governmental unit within the county or district, or to a private nonprofit agency as defined in Section 273.01(3), *Florida Statutes*; and

WHEREAS, Section 274.06, *Florida Statutes*, provides an alternative procedure authorizing a governmental unit to dispose of surplus property for value to any person, including by public auction, and provides that property with an estimated value of less than $5,000 may be disposed of in the most efficient and cost-effective means as determined by the governmental unit, while property with an estimated value of $5,000 or more shall be sold only to the highest responsible bidder, or by public auction, after publication of notice not less than one (1) week nor more than two (2) weeks prior to sale in a newspaper having a general circulation in the county; and

WHEREAS, the District has considered the best interests of the District, the value and condition of the Surplus Property, the probability of the Surplus Property's being desired by prospective donees or purchasers, and has determined that the Surplus Property may be disposed of by sale to the general public (including through an online government auction platform such as GovDeals.com or similar service), by donation or sale to another governmental unit or nonprofit agency, or by other lawful means of disposition, as applicable to the individual items of Surplus Property; and

WHEREAS, the District believes that it is in its best interests to dispose of the Surplus Property in the manner set forth herein.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Surplus Property listed in **Exhibit A** as surplus tangible personal property, and hereby determines that the Surplus Property is obsolete, and that the continued use of the Surplus Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes the District Manager and Staff (collectively, "Staff") to dispose of the Surplus Property by any of the following methods, as Staff determines to be in the best interest of the District:

(a) Sale or donation to another governmental unit within the county or District, or to a private nonprofit agency as defined in Section 273.01(3), *Florida Statutes*, in accordance with Section 274.05, *Florida Statutes*;

(b) Sale for value to any person, including sale to the general public through an online government auction platform (such as GovDeals.com or a similar service) or by public auction, in accordance with Section 274.06, *Florida Statutes*;

(c) Donation, destruction, or abandonment of any items of Surplus Property that have no commercial value and for which no acceptable offer is received, in accordance with Section 274.06, *Florida Statutes*; or

(d) Any other method of disposition authorized by Chapter 274, *Florida Statutes*.

For any item of Surplus Property with an estimated value of $5,000 or more that is offered for sale to the general public pursuant to subsection (b) above, Staff shall cause publication of notice not less than one (1) week nor more than two (2) weeks prior to sale in a newspaper having a general circulation in the county, as required by Section 274.06, *Florida Statutes*. For any item of Surplus Property with an estimated value of less than $5,000, Staff may dispose of such item in the most efficient and cost-effective means as determined by Staff.

Staff shall accept the best bid for any item of Surplus Property disposed of by sale, and the purchaser or receiver shall be responsible for the cost of transfer of the Surplus Property. Staff may dispose of the respective items of Surplus Property to different persons, at different times, and by different methods (including sale of some items and disposal or donation of others). Although referenced jointly herein, it is the intent of the District to dispose of the Surplus Property separately to the extent it is in the best interest of the District.

SECTION 4. AUTHORIZATION. The District Manager and Staff are hereby authorized to take any and all actions necessary to effectuate the disposition of the Surplus Property in accordance with this Resolution and Chapter 274, *Florida Statutes*, including but not limited to listing items for sale on an online government auction platform, publishing required notices, accepting bids, executing bills of sale or other transfer documents, and coordinating the removal and transfer of the Surplus Property.

SECTION 5. RECORDING. In accordance with Section 274.07, *Florida Statutes*, the adoption of this Resolution shall be recorded in the minutes of the District, and the disposition of each item of Surplus Property shall be documented in the records of the District.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 5th day of August, 2026.

ATTEST:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

____
Secretary/Assistant Secretary

____
Chairperson, Board of Supervisors

Exhibit A

Surplus Property

No.	Item / Description	Brand / Make	Model / Serial No.	Condition	Est. Value	Disposition Method
1	Pedestrian signs, R1-6 in-street units with bases, 2-sided, pole mounted with base, located in TR1 – trash dumpster area; bundle (approx. 105)	Unknown	n/a	Used	$800	Sale / Auction
2	Pedestrian signs, R1-6 in-street units with bases, 2-sided, pole mounted with base, located in TR1 – Irrigation Utility; bundle (approx. 21)	Unknown	n/a	Used	$400	Sale / Auction
3	Concrete pilings – Irrigation Utility; bundle (4)	n/a	n/a	Used	$400	Sale / Auction
4	Walkway, aluminum, 14 ft x 3 ft, located in TR1 – Irrigation Utility; qty. 1	n/a	n/a	Used	$1,000	Sale / Auction
5	Ag-Tronix solar RTUs (approx. 15–25), fiberglass antenna canisters (2), antenna/cable/hardware lot	Multiple	Multiple	Used	$1,000	Sale / Auction

Disposition Method Key: "Sale / Auction" = sale to general public via online auction (e.g., GovDeals.com) or competitive bid per § 274.06; "Donate" = donation to governmental unit or nonprofit per § 274.05; "Dispose" = disposal, destruction, or abandonment of items with no commercial value per § 274.06.

Note: Items with an estimated value of $5,000 or more offered for public sale require newspaper notice per § 274.06, F.S.

MEMORANDUM

Tradition Community Development District No. 1

TO:	Board of Supervisors, Tradition Community Development District No. 1
FROM:	B. Frank Sakuma, Jr., CDM, District Manager
BOARD MEETING DATE:	August 5, 2026
RE:	Agreement for Pressure Washing Services (Community Areas) – Florida Coast Pressure Washing LLC

Background

District No. 1, acting on behalf of itself and Tradition Community Development District Nos. 2–11 pursuant to the Amended and Restated District Development Interlocal Agreement dated April 8, 2008, proposes to enter into an Agreement for Pressure Washing Services with Florida Coast Pressure Washing LLC, a Florida limited liability company located in Port St. Lucie, Florida. The Agreement provides for quarterly and annual pressure washing services at designated community areas throughout Tradition, encompassing sidewalks, curbs, gutters, parkway corridors, waterfall and gazebo structures, towers, bridges, fencing, and columns.

The initial term of the Agreement runs from the Effective Date through September 30, 2026, with compensation paid in pro-rated, equal monthly installments of the annual contract value; thereafter, the Agreement may be renewed at the election of the Parties for additional one-year terms. This Agreement supersedes the pressure washing proposal previously presented to the Board at its May 6, 2026 meeting, on which no action was taken; the scope and costs set forth in this Agreement reflect the updated proposal.

Scope of Work

The services to be provided include the following, as set forth in Exhibit A to the Agreement:

- Quarterly service: Waterfall structure – shut down pumps and clean out wells ($1,700 per quarter; $6,800 annually)
- Annual service: Lake Tradition sidewalk (28,000 sf) – $2,800
- Annual service: Lake 14 Park sidewalk (56,000 sf) – $5,600
- Annual service: Tradition Parkway sidewalks, curb & gutter (137,806 sf) – $13,780
- Annual service: Westcliffe Ln sidewalk, curb & gutter (100,320 sf) – $10,032
- Annual service: Rowley Way sidewalk, curb & gutter (35,200 sf) – $3,520
- Annual service: Village Parkway sidewalk, curb & gutter (302,013 sf) – $30,201
- Annual service: Community Blvd, Westcliffe Ln to Tradition Pkwy (105,653 sf) – $10,565
- Annual service: Community Blvd, Tradition Pkwy to Discovery Way (67,200 sf) – $6,720
- Annual service: Tradition Parkway Mini-Tower (Cadence/Seville area) – $750
- Annual service: Gazebo structures (Tradition Pkwy & Crosstown Pkwy / Village Pkwy) – $1,500
- Annual service: Bridge at Village Pkwy – $1,200

- Annual service: PVC fence & columns (Tradition Pkwy along I-95) – $2,000
- Annual service: North Tower along I-95 – $900

Contract Amount

Description	Annual Amount
Quarterly Services (annualized)	$6,800.00
Annual Services	$89,568.00
Total Annual Contract Value	**$96,368.00**

Any additional work or services must be agreed to in writing by the Parties through a work order, addendum, or change order to the Agreement.

Budget Impact

Funding will be provided from the Sidewalk Cleaning and Community Area Maintenance line items of the District's adopted budget.

Review and Compliance

Engineering Review:	N/A.
Legal Review:	District Counsel has reviewed the Agreement as to form.

Recommendation

Staff recommends that the Board approve the Agreement for Pressure Washing Services with Florida Coast Pressure Washing LLC in the total annual amount of $96,368.00, with funding from the Community Area Maintenance line item of the adopted budget, and authorize the Chairperson and District Manager to execute all documents necessary to effectuate the Agreement consistent with the Board's direction.

Attachments

- Agreement for Pressure Washing Services – Florida Coast Pressure Washing LLC (with Exhibit A – Scope of Services, Estimate No. 2303)

AGREEMENT FOR PRESSURE WASHING SERVICES

THIS AGREEMENT ("**Agreement**") is made and entered into this _____ day of August, 2026 (the "**Effective Date**"), by and between:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (the "**District No. 1**"); and

FLORIDA COAST PRESSURE WASHING LLC, a Florida limited liability company, with a mailing address of 5349 NW Wisk Fern Circle, Port St. Lucie, Florida 34986 ("**Contractor**," together with District No. 1, "**Parties**").

RECITALS

WHEREAS, District No. 1 is a local unit of special-purpose government created for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure and providing certain public services; and

WHEREAS, District No. 1, along with Tradition Community Development District Nos. 2-11 (the "**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**"); and

WHEREAS, Pursuant to the District Interlocal Agreement, the Districts have delegated to District No. 1 the authority to take all actions necessary or desirable with respect to the operation and maintenance of the Districts' public infrastructure, including entering certain agreements on their behalf; and

WHEREAS, District No. 1 desires Contractor to provide the Districts with certain services, as described in more detail in the statement of work attached hereto as **Exhibit A** (the "**Services**"), which is incorporated herein by this reference.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained and the acts and deeds to be performed by the Parties, the receipt and sufficiency of which are hereby acknowledged by the Parties, it is mutually covenanted and agreed as follows:

1. RECITALS. The recitals set forth above are hereby incorporated into the terms of this Agreement.

2. SCOPE OF WORK. The Contractor will provide the Services described in **Exhibit A**. If District No. 1 should desire additional work or services not provided in **Exhibit A**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing. No additional services shall be provided by the Contractor unless done at the direction of District No. 1.

3. COMPENSATION; TERM.

A. The initial term of this Agreement shall be from the Effective Date, through September 30, 2026, unless terminated earlier by either party in accordance with the provisions of this Agreement. As compensation for the Services described in this Agreement, District No. 1 agrees to pay the Contractor in the amount set forth in **Exhibit A** in pro-rated, equal monthly installments. After the expiration of the initial term, this Agreement may be renewed at the election of the Parties hereto for additional one-year (1) terms.

B. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor shall render each invoice to District No. 1 in writing. Each invoice shall contain, at a minimum, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each allowing District No. 1 to approve each cost, the time frame within which the Services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., Florida Statutes, the invoices shall be due and payable within forty-five (45) days of receipt by District No. 1. The monthly fees outlined herein may be amended annually in writing by the Parties and as will be reflected in the Districts' general fund budget. Notwithstanding the foregoing, project-related out-of-pocket expenses are not billable to the Districts without the prior written approval of District No. 1 for such expenses.

4. TERMINATION. District No. 1 agrees that Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District No. 1; provided, however, that District No. 1 shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that District No. 1 may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The Contractor agrees that District No. 1 may terminate this Agreement without cause; provided that District No. 1 shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets District No. 1 may have against the Contractor as the sole means of recovery for termination.

5. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

ii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries and property damage, with limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

1. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

iii. Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000) per accident or disease.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The Districts, their staff, consultants, officers, supervisors, and employees shall be named as additional insureds. The Contractor shall furnish District No. 1 with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to District No. 1 unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to District No. 1. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, District No. 1 has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with District No. 1's obtaining the required insurance.

6. INDEMNIFICATION.

A. The Contractor agrees to defend, indemnify, and hold harmless the Districts and their officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the Districts, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by the Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the Districts.

7. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the Districts in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the Districts is **Special District Services, Inc.** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the Districts to perform the Services; 2) upon request by the Public Records Custodian, provide the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the Districts; and 4) upon completion of the contract, transfer to the Public Records Custodian, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Public Records Custodian in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (772) 345-5119, BSAKUMA@SDSINC.ORG, OR 10521 SW VILLAGE CENTER DR., SUITE #203, PORT ST. LUCIE, FLORIDA 34987.

8. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to the District: Tradition Community Development District
No. 1
10521 SW Village Center Dr., Suite #203
Port St. Lucie, Florida 34987

Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Florida Coast Pressure Washing LLC
5349 NW Wisk Fern Circle
Port St. Lucie, Florida 34986

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Districts and counsel for the Contractor may deliver Notices on behalf of District No. 1 and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

9. GENERAL PROVISIONS

A. CONFLICTS. The terms of this Agreement and **Exhibit A** are intended to complement each other, and to the extent they conflict, the provisions of this Agreement shall control.

B. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of District No. 1 and the Contractor, both District No. 1 and the Contractor have complied with all the requirements of law, and both District No. 1 and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.

C. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of the Contractor and its employees, agents, successors, assigns or anyone directly or indirectly employed by the Contractor to the Districts is the relationship of an independent contractor and not that of an employee, agent, joint-venturer, or partner of the Districts. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the Districts and the Contractor or any of its employees, agents, successors, assigns or anyone directly or indirectly employed by the Contractor. The Parties acknowledge that the Contractor is not an employee for state or federal tax purposes. The Contractor shall hire and pay all of the Contractor's or its employees, agents, successors, assigns or anyone directly or indirectly employed by the

Contractor, all of whom shall be employees of the Contractor and not employees of the Districts and at all times entirely under the Contractor's supervision, direction, and control.

In particular, the Districts will not: i) withhold FICA (Social Security) from the Contractor's payments; ii) make state or federal unemployment insurance contributions on the Contractor's behalf; iii) withhold state or federal income tax from payment to the Contractor; iv) make disability insurance contributions on behalf of the Contractor; or v) obtain workers' compensation insurance on behalf of the Contractor.

D. **APPLICABLE LAW AND VENUE**. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws. Except for actions seeking injunctive relief (which may be brought in any appropriate jurisdiction), suits under this Agreement shall only be brought in a court of competent jurisdiction in St. Lucie County, Florida. This choice of venue is intended by the Parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the Parties with respect to, or arising out of, this Agreement in any jurisdiction other than that specified in this Section. District No. 1 and the Contractor waive any right they may have to assert the doctrine of *forum non conveniens* or similar doctrine, or to object to venue with respect to any proceeding brought in accordance with this Section.

E. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Districts beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

F. **THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Districts and the Contractor and no right or cause of action shall accrue upon or by reason to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Districts and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Districts and the Contractor and their respective representatives, successors, and assigns.

G. **DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE**. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. District No. 1 shall be solely responsible for enforcing the Districts' rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair District No. 1's right to protect its rights from interference by a third-party to this Agreement.

H. **ENTIRE AGREEMENT**. This Agreement, together with **Exhibit A**, sets forth the entire agreement of the Parties, and supersedes any prior agreements or statements with respect to the subject matter hereof. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the Parties to this Agreement, or their respective successors or assigns.

I. **SEVERABILITY**. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

J. **ASSIGNMENT**. Neither District No. 1 nor the Contractor may assign this Agreement without the prior written consent of the other. Any purported assignment without such consent shall be null and void.

K. **AMENDMENTS.** This Agreement may be amended or modified only by a written instrument duly executed by both of the Parties.

L. **SURVIVAL**. In addition to such other provisions hereof which, by their terms, survive any termination or expiration of this Agreement, Section 6 (Indemnification), Section 7 (Public Records), and Section 9 (General Provisions) shall survive any termination or expiration of this Agreement.

M. **WAIVER**. No breach of any term of this Agreement shall be deemed waived unless expressly waived in writing by the party who might assert such breach. Any failure or delay by either party to exercise any right, power, or privilege under this Agreement shall not be deemed a waiver of any such right, power, or privilege under this Agreement on that or any subsequent occasion. Any waiver by either party, whether express or implied, of any provision of this Agreement, any waiver of default, or any course of dealing hereunder, shall not affect such party's right to thereafter enforce such provision or to exercise any right or remedy in the event of any other default or breach, whether or not similar.

N. **COUNTERPARTS**. This Agreement may be executed in any number of counterparts, including facsimile and PDF electronic copies, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

O. **ARM'S LENGTH TRANSACTION**. This Agreement has been negotiated fully between the Parties as an arm's length transaction. Both Parties participated fully in the preparation of this Agreement and received the advice of counsel. In case of a dispute concerning the interpretation of any provision of this Agreement, both Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either Party.

P. **DESCRIPTIVE HEADINGS**. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

Q. **COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES**. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

R. **COMPLIANCE WITH E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, the Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. District No. 1 may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

S. **STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** The Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

i. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;

ii. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;

iii. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;

iv. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and

v. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign* *countries of concern prohibited*.

The Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the Districts ("**Prohibited Criteria**"). The Contractor also acknowledges that District No. 1 may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. The Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, the Contractor shall immediately notify District No. 1. By entering into this Agreement, the Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

T. **ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes.*

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first above written.

Attest:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

______________________________	______________________________
Secretary / Assistant Secretary	Chairman, Board of Supervisors
	FLORIDA COAST PRESSURE WASHING LLC
______________________________	______________________________
Witness	By: ___________________________
	Its: ___________________________

Exhibit A: Scope of Services

Exhibit A

ESTIMATE

Florida Coast Power Washing LLC
5359 NW Wisk Fern Circle Port St. Lucie, FL 34986
Eric@FCpowerwash.com
5616767526

Bill To

Tradition Community Development District #1 C/O SDS Inc

2501-A Burns Road
Palm Beach Gardens, FL, USA
mbowden@sdsinc.org
(772) 345 5119

Estimate details

Estimate no.:	2303
Estimate date:	07/12/2026
Status:	Pending

PRODUCT OR SERVICE	AMOUNT
Tradition CDD	$96,368.00

Quarterly Billing: $24,092
Total Annual Value: $96,368

Quarterly Service
1 Waterfall structure – shut down pumps and clean out wells
$1,700 quarterly = $6,800

Annual Service
1 Lake Tradition sidewalk
28,000sf x .10 cents = $2,800
2 Lake 14 Park sidewalk
56,000sf x .10cents = $5,600
3 Tradition Parkway (sidewalks, curb & gutter)
137,806 x .10cents = $13,780
4 Westcliffe Ln (sidewalk, curb & gutter)
100,320sf x .10 cents = $10,032
5 Rowley Way (sidewalk, curb & gutter)
35,200sf x .10cents = $3520
6 Village Parkway (sidewalk, curb & gutter)
302,013sf x .10cents = $30,201
7 Community Blvd (Westcliffe Ln to Tradition Pkwy)
105,653sf x .10cents = $10,565
8 Tradition Parkway Mini-Tower (Cadence/Seville area)
$750
9 Gazebo structures (Tradition Pkwy & Crosstown Pkwy / Village Pkwy)
$1,500
10 Community Blvd (Tradition Pkwy to Discovery Way)
67,200sf x .10cents = $6,720
11 Bridge at Village Pkwy
$1,200
12 PVC Fence & Columns (Tradition Pkwy along I-95)
$2,000
13 North Tower along I-95
$900

Subtotal	$96,368.00
Estimate Total	**$96,368.00**

MEMORANDUM

Tradition Community Development District No. 1

TO:	Board of Supervisors, Tradition Community Development District No. 1
FROM:	B. Frank Sakuma, Jr., CDM, District Manager
BOARD MEETING DATE:	August 5, 2026
RE:	Agreement for Pressure Washing Services (TIM Paths) – Florida Coast Pressure Washing LLC

Background

District No. 1, acting on behalf of itself and Tradition Community Development District Nos. 2–11 pursuant to the Amended and Restated District Development Interlocal Agreement dated April 8, 2008, proposes to enter into an Agreement for Pressure Washing Services with Florida Coast Pressure Washing LLC, a Florida limited liability company located in Port St. Lucie, Florida. The Agreement provides for annual pressure washing services for the TIM path infrastructure along Tradition Parkway.

The initial term of the Agreement runs from the Effective Date through September 30, 2026, with compensation paid in pro-rated, equal monthly installments of the annual contract value; thereafter, the Agreement may be renewed at the election of the Parties for additional one-year terms. This Agreement supersedes the pressure washing proposal previously presented to the Board at its May 6, 2026 meeting, on which no action was taken; the scope and costs set forth in this Agreement reflect the updated proposal.

Scope of Work

The services to be provided include the following, as set forth in Exhibit A to the Agreement:

- Annual service: Tradition Parkway TIM Path (105,600 sf at $0.10 per sf) – $10,560

Contract Amount

Description	Annual Amount
Annual Service – Tradition Parkway TIM Path	$10,560.00
Total Annual Contract Value	**$10,560.00**

Any additional work or services must be agreed to in writing by the Parties through a work order, addendum, or change order to the Agreement.

Budget Impact

Funding will be provided from the TIM line item of the District's adopted budget.

Review and Compliance

Engineering Review:	N/A.
Legal Review:	District Counsel has reviewed the Agreement as to form.

Recommendation

Staff recommends that the Board approve the Agreement for Pressure Washing Services (TIM Paths) with Florida Coast Pressure Washing LLC in the total annual amount of $10,560.00, with funding from the TIM line item of the adopted budget, and authorize the Chairperson and District Manager to execute all documents necessary to effectuate the Agreement consistent with the Board's direction.

Attachments

- Agreement for Pressure Washing Services – Florida Coast Pressure Washing LLC (with Exhibit A – Scope of Services, Estimate No. 2304)

AGREEMENT FOR PRESSURE WASHING SERVICES

THIS AGREEMENT ("**Agreement**") is made and entered into this _____ day of August, 2026 (the "**Effective Date**"), by and between:

> **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 10521 SW Village Center Dr., Suite #203, Port St. Lucie, Florida 34987 (the "**District No. 1**"); and
>
> **FLORIDA COAST PRESSURE WASHING LLC,** a Florida limited liability company, with a mailing address of 5349 NW Wisk Fern Circle, Port St. Lucie, Florida 34986 ("**Contractor**," together with District No. 1, "**Parties**").

RECITALS

WHEREAS, District No. 1 is a local unit of special-purpose government created for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure and providing certain public services; and

WHEREAS, District No. 1, along with Tradition Community Development District Nos. 2-11 (the "**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**"); and

WHEREAS, Pursuant to the District Interlocal Agreement, the Districts have delegated to District No. 1 the authority to take all actions necessary or desirable with respect to the operation and maintenance of the Districts' public infrastructure, including entering certain agreements on their behalf; and

WHEREAS, District No. 1 desires Contractor to provide the Districts with certain services, as described in more detail in the statement of work attached hereto as **Exhibit A** (the "**Services**"), which is incorporated herein by this reference.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained and the acts and deeds to be performed by the Parties, the receipt and sufficiency of which are hereby acknowledged by the Parties, it is mutually covenanted and agreed as follows:

1. RECITALS. The recitals set forth above are hereby incorporated into the terms of this Agreement.

2. SCOPE OF WORK. The Contractor will provide the Services described in **Exhibit A**. If District No. 1 should desire additional work or services not provided in **Exhibit A**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing. No additional services shall be provided by the Contractor unless done at the direction of District No. 1.

3. COMPENSATION; TERM.

A. The initial term of this Agreement shall be from the Effective Date, through September 30, 2026, unless terminated earlier by either party in accordance with the provisions of this Agreement. As compensation for the Services described in this Agreement, District No. 1 agrees to pay the Contractor in the amount set forth in **Exhibit A** in pro-rated, equal monthly installments. After the expiration of the initial term, this Agreement may be renewed at the election of the Parties hereto for additional one-year (1) terms.

B. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor shall render each invoice to District No. 1 in writing. Each invoice shall contain, at a minimum, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each allowing District No. 1 to approve each cost, the time frame within which the Services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., Florida Statutes, the invoices shall be due and payable within forty-five (45) days of receipt by District No. 1. The monthly fees outlined herein may be amended annually in writing by the Parties and as will be reflected in the Districts' general fund budget. Notwithstanding the foregoing, project-related out-of-pocket expenses are not billable to the Districts without the prior written approval of District No. 1 for such expenses.

4. TERMINATION. District No. 1 agrees that Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District No. 1; provided, however, that District No. 1 shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that District No. 1 may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The Contractor agrees that District No. 1 may terminate this Agreement without cause; provided that District No. 1 shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets District No. 1 may have against the Contractor as the sole means of recovery for termination.

5. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

ii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries and property damage, with limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

1. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

iii. Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000) per accident or disease.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The Districts, their staff, consultants, officers, supervisors, and employees shall be named as additional insureds. The Contractor shall furnish District No. 1 with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to District No. 1 unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to District No. 1. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, District No. 1 has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with District No. 1's obtaining the required insurance.

6. INDEMNIFICATION.

A. The Contractor agrees to defend, indemnify, and hold harmless the Districts and their officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the Districts, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by the Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the Districts.

7. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the Districts in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the Districts is **Special District Services, Inc.** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the Districts to perform the Services; 2) upon request by the Public Records Custodian, provide the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the Districts; and 4) upon completion of the contract, transfer to the Public Records Custodian, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Public Records Custodian in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (772) 345-5119, BSAKUMA@SDSINC.ORG, OR 10521 SW VILLAGE CENTER DR., SUITE #203, PORT ST. LUCIE, FLORIDA 34987.

8. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to the District: Tradition Community Development District No. 1
10521 SW Village Center Dr., Suite #203
Port St. Lucie, Florida 34987

Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Florida Coast Pressure Washing LLC
5349 NW Wisk Fern Circle
Port St. Lucie, Florida 34986

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Districts and counsel for the Contractor may deliver Notices on behalf of District No. 1 and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

9. GENERAL PROVISIONS

A. CONFLICTS. The terms of this Agreement and **Exhibit A** are intended to complement each other, and to the extent they conflict, the provisions of this Agreement shall control.

B. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of District No. 1 and the Contractor, both District No. 1 and the Contractor have complied with all the requirements of law, and both District No. 1 and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.

C. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of the Contractor and its employees, agents, successors, assigns or anyone directly or indirectly employed by the Contractor to the Districts is the relationship of an independent contractor and not that of an employee, agent, joint-venturer, or partner of the Districts. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the Districts and the Contractor or any of its employees, agents, successors, assigns or anyone directly or indirectly employed by the Contractor. The Parties acknowledge that the Contractor is not an employee for state or federal tax purposes. The Contractor shall hire and pay all of the Contractor's or its employees, agents, successors, assigns or anyone directly or indirectly employed by the

Contractor, all of whom shall be employees of the Contractor and not employees of the Districts and at all times entirely under the Contractor's supervision, direction, and control.

In particular, the Districts will not: i) withhold FICA (Social Security) from the Contractor's payments; ii) make state or federal unemployment insurance contributions on the Contractor's behalf; iii) withhold state or federal income tax from payment to the Contractor; iv) make disability insurance contributions on behalf of the Contractor; or v) obtain workers' compensation insurance on behalf of the Contractor.

D. **APPLICABLE LAW AND VENUE**. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws. Except for actions seeking injunctive relief (which may be brought in any appropriate jurisdiction), suits under this Agreement shall only be brought in a court of competent jurisdiction in St. Lucie County, Florida. This choice of venue is intended by the Parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the Parties with respect to, or arising out of, this Agreement in any jurisdiction other than that specified in this Section. District No. 1 and the Contractor waive any right they may have to assert the doctrine of *forum non conveniens* or similar doctrine, or to object to venue with respect to any proceeding brought in accordance with this Section.

E. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Districts beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

F. **THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Districts and the Contractor and no right or cause of action shall accrue upon or by reason to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Districts and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Districts and the Contractor and their respective representatives, successors, and assigns.

G. **DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE**. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. District No. 1 shall be solely responsible for enforcing the Districts' rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair District No. 1's right to protect its rights from interference by a third-party to this Agreement.

H. **ENTIRE AGREEMENT**. This Agreement, together with **Exhibit A**, sets forth the entire agreement of the Parties, and supersedes any prior agreements or statements with respect to the subject matter hereof. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the Parties to this Agreement, or their respective successors or assigns.

I. **SEVERABILITY**. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

J. **ASSIGNMENT**. Neither District No. 1 nor the Contractor may assign this Agreement without the prior written consent of the other. Any purported assignment without such consent shall be null and void.

K. **AMENDMENTS.** This Agreement may be amended or modified only by a written instrument duly executed by both of the Parties.

L. **SURVIVAL**. In addition to such other provisions hereof which, by their terms, survive any termination or expiration of this Agreement, Section 6 (Indemnification), Section 7 (Public Records), and Section 9 (General Provisions) shall survive any termination or expiration of this Agreement.

M. **WAIVER**. No breach of any term of this Agreement shall be deemed waived unless expressly waived in writing by the party who might assert such breach. Any failure or delay by either party to exercise any right, power, or privilege under this Agreement shall not be deemed a waiver of any such right, power, or privilege under this Agreement on that or any subsequent occasion. Any waiver by either party, whether express or implied, of any provision of this Agreement, any waiver of default, or any course of dealing hereunder, shall not affect such party's right to thereafter enforce such provision or to exercise any right or remedy in the event of any other default or breach, whether or not similar.

N. **COUNTERPARTS**. This Agreement may be executed in any number of counterparts, including facsimile and PDF electronic copies, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

O. **ARM'S LENGTH TRANSACTION**. This Agreement has been negotiated fully between the Parties as an arm's length transaction. Both Parties participated fully in the preparation of this Agreement and received the advice of counsel. In case of a dispute concerning the interpretation of any provision of this Agreement, both Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either Party.

P. **DESCRIPTIVE HEADINGS**. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

Q. **COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES**. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

R. **COMPLIANCE WITH E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, the Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. District No. 1 may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

S. **STATEMENT REGARDING CHAPTER 287 REQUIREMENTS.** The Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

i. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;

ii. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;

iii. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;

iv. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and

v. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign* *countries of concern prohibited*.

The Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the Districts ("**Prohibited Criteria**"). The Contractor also acknowledges that District No. 1 may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. The Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, the Contractor shall immediately notify District No. 1. By entering into this Agreement, the Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

T. **ANTI-HUMAN TRAFFICKING STATEMENT.** The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes.*

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first above written.

Attest: **TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1**

______________________________	______________________________
Secretary / Assistant Secretary	Chairman, Board of Supervisors

FLORIDA COAST PRESSURE WASHING LLC

______________________________	______________________________
Witness	By: ____________________________
	Its: ____________________________

Exhibit A: Scope of Services

Exhibit A

ESTIMATE

Florida Coast Power Washing LLC
5359 NW Wisk Fern Circle Port St. Lucie, FL 34986
Eric@FCpowerwash.com
5616767526

Bill To

Tradition Community Development District #1 C/O SDS Inc - TIM Paths

2501-A Burns Rd
Palm Beach Gardens, Florida 33410, United States
mbowden@sdsinc.org
(772) 345 5119

Estimate details

Estimate no.:	2304
Estimate date:	07/12/2026
Status:	Pending

PRODUCT OR SERVICE	AMOUNT
Tradition CDD- TIM Paths Annual Value: $10,560 Annual Tradition Parkway TIM Path - 105,600sf x .10 cents= $10,560	$10,560.00

Subtotal	$10,560.00
Estimate Total	**$10,560.00**

June 3, 2026

Board of Supervisors
Tradition Community Development District No. 1
c/o District Manager
Port St. Lucie, Florida

Re: Proposed Tradition Community Development District No. 1 Taxable Irrigation System Revenue Bond, Series 2026

Ladies and Gentlemen:

Thank you for retaining Holland & Knight LLP ("H&K" or "the Firm") to represent Tradition Community Development District No. 1 ("District" or "Client") as Bond Counsel in connection with the above-referenced Bond (the "2026 Bond").

Scope of Engagement. H&K's engagement as Bond Counsel, generally, is to document a bond transaction structured by the District and evidenced by the 2026 Bond and to render an objective legal opinion with respect to the authorization and issuance of the 2026 Bond. The Firm looks forward to serving the District's needs in this matter and to establishing a mutually satisfactory relationship.

Our services as Bond Counsel in connection with the 2026 Bond will include the following:

(1) Subject to our review, to our satisfaction, of executed closing documents, certificates and opinions of legal counsel rendered by other parties to the transaction, render our legal opinion (the "Bond Opinion") regarding the validity and binding effect of the 2026 Bond and the source of payment and security for the 2026 Bond. Our Bond Opinion will also state that the 2026 Bond is exempt from registration under the Securities Act of 1933, as amended, and that the Master Bond Resolution, as supplemented in connection with the 2026 Bond, is exempt from qualification under the Trust Indenture Act of 1939.

(2) Prepare and review documents necessary or appropriate to the authorization, issuance and delivery of the 2026 Bond, including resolutions, and State of Florida filings, and coordinate the authorization and execution of such documents, and review enabling legislation.

(3) Examination of applicable law.

(4) Consultation with the parties and their respective legal counsel prior to the issuance of the 2026 Bond.

(5) Preparation and/or review of (i) the basic documents authorizing and providing for the issuance and payment of the 2026 Bond and (ii) the forms of such closing documents, certificates and opinions of counsel as we deem necessary to render our Bond Opinion.

(6) Review and provide recommendations, if any, on certified proceedings relating to the 2026 Bond and performance of such additional reasonable duties by the appropriate parties as are necessary to render our Bond Opinion.

Our Bond Opinion (or applicable reliance opinion) will be addressed to the District, the purchaser of the 2026 Bond, and the trustee for the 2026 Bond, and will be delivered by us on the date the 2026 Bond is exchanged for its purchase price (the “Closing”).

The Bond Opinion will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the District with applicable laws relating to the 2026 Bond.

Terms of Engagement. This letter and the attached Terms of Engagement constitute the entire understanding between the Firm and the District concerning the Firm’s representation of the District with respect to the matter described above. If the District seeks the Firm’s advice in any future matter and if the Firm agrees to undertake such representation the terms and conditions set forth in this letter and the attached Terms of Engagement will apply unless otherwise agreed to in writing.

Fees. With respect to the 2026 Bond, our bond counsel fee is $45,000, together with actual out-of-pocket costs, which we estimate will not exceed $1,500. Our bond counsel fee is contingent upon the closing of the 2026 Bond. In the event the 2026 Bond is issued, our bond counsel fee will be due and payable at the time of the Closing.

The Firm has a policy of requiring an advance fee deposit which it will apply to the final invoice or, at the Firm’s discretion, credit against its fees during the representation. Under the circumstances the Firm has determined to waive the requirement for an advance fee deposit in this matter.

Client Relationship. The Firm’s attorney-client relationship is with the District only and not with the District’s individual executives, shareholders, directors, members, managers, partners, or persons in similar positions, or with the District’s parent, subsidiaries, or other affiliates. Since the Firm represents the District only, the District agrees that there is no conflict of interest should the Firm represent persons or entities with respect to interests that are adverse to individual persons or entities other than the District, including those that have a relationship with the District (e.g., representation of the entity in this matter will not give rise to any conflict of interest in the event the Firm represents other clients that are adverse to the parent, subsidiaries or other affiliates of the entity).

Advance Waiver to Future Conflicts. H&K’s agreement to represent the District is conditioned upon the District’s understanding and informed consent that the Firm has the right to represent or to undertake to represent existing or new clients in any future matter, including litigation, that is not substantially related to any former or current representation of the District, even if the interests of such other clients in those other matters are directly adverse to the District's interests. Please refer to this section in the attached Terms of Engagement for a further explanation regarding such advance waiver.

Considerations Relating to the Decision to Waive. The District should not sign this waiver if it has any unanswered or unaddressed reservations or concerns. H&K also recommends that the District discuss this waiver with an attorney of its choice.

Agreement to Arbitrate and Waive Jury Trial. Any dispute, controversy or claim arising out of or relating to this letter, including any claims against the Firm, its affiliates, or any of its personnel for legal malpractice, breach of contract, breach of fiduciary duty, and/or other claims relating to the provision of professional services, will be settled by <u>binding</u> arbitration administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures. By agreeing to submit such dispute, controversy or claim to binding arbitration, the District is waiving rights to a jury trial and limiting rights to appellate relief. The standards of evidence, procedures, and damages in an arbitration proceeding may differ from a trial. The Firm recommends that the District consult with another attorney of its choice with respect to whether to agree to arbitrate as provided in this provision. By signing this letter, the District is acknowledging consultation with an attorney or an informed decision not to consult with an attorney despite the recommendation to do so. Any judgment on the arbitration award rendered by the arbitrator(s) may be entered in any court having jurisdiction. The arbitration proceeding shall be held in the jurisdiction where the primary work was performed. Please refer to this section in the attached Terms of Engagement for further explanation.

If the terms described above and in the attached Terms of Engagement are satisfactory, please indicate by signing and returning the enclosed copy of this letter which shall confirm our engagement agreement, together with the advanced fee deposit if applicable.

The Firm looks forward to working with the District and H&K appreciates the District's decision to engage H&K for this matter.

Sincerely yours,

HOLLAND & KNIGHT LLP

Denise Ganz

Denise Ganz

Approved this _____ day of ___________, 2026.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

By: ____________________________________

Name: __________________________________
(print or type)

HOLLAND & KNIGHT LLP

TERMS OF ENGAGEMENT

Holland & Knight LLP appreciates Client's decision to retain Holland & Knight LLP ("H&K" or "the Firm") as Client's legal counsel. Unless modified in writing, these terms are an integral part of Client's engagement of H&K. Experience has shown that an understanding of these matters will contribute to a better relationship between H&K and Client, and that in turn makes H&K's efforts more productive.

H&K's engagement and the services that H&K will provide to Client are limited to the matter identified in the accompanying letter or in any scope letter subsequently sent by H&K to Client. Any changes in the scope of H&K's representation as described in the letter or in any scope letter must be approved in writing by H&K. We will provide services of a strictly legal nature related to the matters described in that letter. Client will provide H&K with the factual information and materials H&K requires to perform the services identified in the letter, and Client will make such business or technical decisions and determinations as are appropriate. Client will not rely on H&K for business, investment, or accounting decisions, or expect H&K to investigate the character or credit of persons or entities with whom Client may be dealing, unless otherwise expressly specified in the letter.

H&K cannot guarantee the outcome of any matter. During the course of the engagement H&K may express opinions or beliefs concerning Client's matter, alternative courses of action, the outcome of the matter, or the existence of events or circumstances that may affect anticipated results or impact the ultimate resolution of the Client's matter. Although H&K shall endeavor to provide diligent and conscientious services to the Client, all representations and expressions relative to the matter do not constitute guarantees due to the uncertainty of all legal matters. Any expression of H&K's professional judgment regarding Client's matter or the potential outcome is, of course, limited by H&K's knowledge of the facts and based on the law at the time of expression. It is also subject to any unknown or uncertain factors or conditions beyond H&K's control. The payment of our fees and expenses is not contingent or dependent upon a particular result.

Confidentiality and Related Matters

The Firm is subject to, and complies with, the rules of professional conduct that impose upon lawyers and their employees a duty to preserve and protect confidential information. Likewise, to the extent that the Firm's internal business processes, personnel information, information technology and data security processes, or any other information about the administrative operations of the Firm ("Firm Confidential Information"), are shared with Client in connection with a representation or proposed representation, Firm Confidential Information will be maintained in confidence by Client, and will not be disclosed to any third party except to the Client's directors, officers, managers, employees, advisors, accountants, attorneys or agents ("Representatives") who need to know such information for purposes of the Firm's representation of Client (such Representatives having been informed of, and agreeing to comply with, these requirements and the confidential nature of the Firm Confidential Information) and will be protected with the same degree of care as Client normally uses in the protection of Client's own confidential and proprietary information, but in no case with any less degree than reasonable care. To the extent Client receives or has access to personal information about Firm personnel, Client will comply with the Firm's Third Party Code of Conduct, found at https://www.hklaw.com/en/firm/legal (under bullet entitled "Read Holland & Knight's Third Party Code of Conduct").

The Firm attempts to achieve efficiencies and savings for its clients by managing the Firm's administrative operations (e.g., file storage, document duplication, word processing, accounting/billing) in an efficient manner, including outsourcing certain functions to third parties. Outsourcing in this manner may require the Firm to allow access by third parties to Client's confidential information, and in some cases, these third parties may be located outside the United States. Each third party with access to Client's confidential information is vetted as part of an Information Technology Standardized Information Gathering (SIG) process, as well as a Privacy Risk Assessment where appropriate. The Firm will follow applicable law and regulations with regard to such outsourcing and protection of confidential information.

Unless H&K has otherwise specifically agreed with Client, Client agrees that H&K may disclose that it represents Client, including in materials which the Firm uses to describe its practices to others.

In the event H&K is required to respond to a subpoena or other formal request from a third party or a governmental agency for H&K's records or other information relating to services H&K has performed for Client, or to testify by deposition or otherwise concerning such services, H&K will first consult with Client as to whether Client wishes to supply the information demanded or assert Client's attorney-client privilege to the extent Client may properly do so. It is understood that Client will reimburse H&K for H&K's time and expense incurred in responding to any such demand, including, but not limited to, time and expense incurred in document and data searches, photocopying costs, data storage costs, reviewing data and documents, appearing at depositions or hearings, and otherwise litigating issues raised by the request.

Affiliated Firms

Because certain of the work for which H&K is engaged by Client may involve matters governed by, or otherwise related to, the laws of non-US jurisdictions, H&K may engage Holland & Knight Colombia SAS, Holland & Knight Mexico SC, and Holland & Knight (UK) LLP ("Affiliate Firm(s)") to the extent necessary or appropriate to obtain the services of attorneys, paralegals and other attorney support personnel in such jurisdictions to provide the relevant portion of the services, and Client hereby agrees to H&K's engagement of H&K's Affiliate Firm(s) in such circumstances. The services of the Affiliate Firm(s) shall be billed to Client in accordance with the provisions of, and together with the services provided by H&K under, the accompanying letter and these Terms of Engagement.

Client acknowledges and agrees that H&K may disclose Client's identity to H&K's Affiliated Firms for the purpose of undertaking a conflict of interest check. Client agrees that information and data relating to Client or on any matter handled by H&K for Client, including confidential information, may be disclosed by H&K to H&K's Affiliated Firms in the course of providing services to Client. Client also agrees that provision of services from one or more of H&K's Affiliated Firms does not grant Client third party rights in respect of such Affiliated Firms.

Client Affiliates

The Firm's attorney-client relationship is with Client only and not with Client's individual executives, shareholders, directors, members, managers, partners, or persons in similar positions, or with Client's parent, subsidiaries, or other affiliates. Since the Firm represents Client only, Client agrees that there is no conflict of interest should the Firm represent persons or entities with respect to interests that are adverse to individual persons or entities other than Client, including those that have a relationship with Client (e.g., representation of the entity in this matter will not give rise to any conflict of interest in the event the Firm represents other clients that are adverse to the parent, subsidiaries or other affiliates of the entity).

Advance Waiver of Conflicts of Interest

H&K is a large, full-service law firm, and it may be (and often is) asked to represent a client with respect to interests that are adverse to those of another client that is represented by the Firm in connection with another matter. Accordingly, Client understands and agrees that the Firm has the right to represent or to undertake to represent existing or new clients in any future matter, including litigation, that is not substantially related to any former or current representation of Client, even if the interests of such other clients in those other matters are directly adverse to Client's interests.

H&K agrees that Client's prospective consent to conflicting representation will not apply in any instance in which, as a result of the Firm's representation of Client, H&K has obtained sensitive, proprietary, or otherwise confidential information that could be used to the Client's material disadvantage by the other potential client whose interests are adverse to Client's interests, unless the Firm can demonstrate to Client's reasonable satisfaction that any confidential information the Firm has obtained from Client will be sequestered from the lawyers working for that other potential client.

Outside of these limitations, the Firm is and will remain free to represent other clients adverse to Client. In other words, the Firm may represent other clients in negotiations, business transactions, litigation, alternative dispute resolution, administrative proceedings, discovery disputes, or other legal matters even if those matters are adverse to Client, except with respect to matters that are the same or substantially related to H&K's former or current representation of Client.

Although Client may revoke this waiver as to future matters at any time, such revocation will not affect any matters undertaken by the Firm prior to receipt of notice of the revocation. In addition, and to the extent permitted by the applicable rules of professional conduct, Client must consent to the Firm's withdrawal from Client's matters if withdrawal is necessary for the Firm to continue representing other clients. If the Firm does withdraw from a matter, however, it will assist Client in transferring the matter to other counsel of Client's choice in accordance with applicable rules of professional conduct.

Client agrees Client will not assert the Firm's engagement in this matter as a basis for disqualifying the Firm from representing any other client in a different matter or as a basis to assert any claim of breach of duty, except the Firm agrees this waiver shall not include matters or disputes arising against Client that are the same or substantially related to the engagement in this matter or in a former representation.

Joint Representation Waiver of Conflicts of Interest

When the Firm represents more than one client in a matter, including affiliates, the Firm will disclose to all clients all relevant information received from any of the clients relating to the matter at issue. Therefore, if the Firm is representing multiple clients in a matter, each client, upon execution of the accompanying letter or other acknowledgement of consent, has waived the attorney-client privilege to the extent, but only to the extent, that the privilege might otherwise require the Firm to preserve in confidence information disclosed to it by one client from another client, either in the course of a representation or in connection with any subsequent legal proceeding brought by one client against another of the clients. Should material differences develop between multiple clients that cannot be amicably resolved by the joint clients, or that the Firm concludes cannot be resolved on terms compatible with the best interests of all clients, then the Firm, unless otherwise agreed to by the joint clients, shall at that time withdraw from the representation of all clients. If the Firm does withdraw, however, it will assist each of the clients in transferring the matter to other counsel of the clients' choice.

Electronic Communications and Information Storage

Unless instructed otherwise in writing, H&K will correspond with Client and third parties by e-mail or other electronic means. H&K will take reasonable precautions to prevent unauthorized access by third parties outside the Firm to Client's electronic information. H&K cannot, however, guarantee that information will be free from unauthorized access by third parties or that transmissions will be delivered or received in a timely manner or at all, reliably, securely, error free, virus free or free from interception. Client accepts these risks and hazards and agrees that H&K will have no liability for any loss or damage caused by the use of electronic communications and information storage. If Client has a requirement for a greater level of security, please discuss this with H&K.

Client consents to H&K's intercepting and monitoring communications between Client and individuals within the Firm, in order to ensure compliance with H&K's internal rules or with applicable legal requirements and to investigate matters brought to H&K's attention.

H&K stores information in electronic form which may be held in the Cloud, including in platforms owned by trusted third party suppliers such as Microsoft Azure and Amazon Web Services. H&K takes all appropriate technical and organisational measures to protect information supplied by Client.

Use of External Platforms

From time to time, Client and H&K may agree to the use of web-based e-signature platforms for the signing of documents (such as DocuSign and Adobe Sign). Client may also request H&K use certain third-party applications ("Apps") that are outside of H&K's control (such as Client's Microsoft Teams system or WhatsApp) for H&K's communications. Please note that these platforms and Apps are provided by third parties and H&K makes no express or implied representations or warranties about them, including without limitation:

- the security, confidentiality, accuracy, reliability, timeliness or completeness of information communicated via them; and

- any harm or damage that may be caused to Client's computer systems through their use.

When using these platforms and Apps, Client agrees to take responsibility for implementing security and virus checks to protect Client's computer systems and satisfy Client of the integrity and security of information passing through these platforms and Apps. Client acknowledges that H&K is not responsible for any confidentiality breaches in relation to information transmitted and processed through and by the platforms and Apps which arise from inherent security risks associated with them, except where such confidentiality breaches result from H&K's fault.

Client warrants that Client has the necessary licenses and has entered into agreements with the providers of the Apps to allow Client to use the Apps in the way proposed and to grant H&K access.

Client agrees that H&K will be granted sufficient access rights within the Apps to allow download of content, including any available audit trails of amendments made via the Apps.

Client agrees that any records that are saved and stored by H&K regarding any advice provided to Client via the Apps (by downloading, screenshots, or otherwise) will be accepted by both parties as an accurate record of the advice provided by H&K to Client.

H&K will make every effort to use the Apps for communications between H&K, but there may be circumstances in which H&K will need or prefer to communicate with Client using H&K's email systems. Such circumstances include:

- in cases of urgency or particular importance;
- where Client has instructed H&K to act on Client's behalf in the course of any proceedings that have been issued against Client;
- where the advice to be provided by H&K is of a particularly sensitive nature;
- where relevant members of H&K's team do not have access to the Apps and otherwise need to be involved or copied to correspondence;
- when a team member is responding or communicating with Client while traveling where access to the Apps may be limited; and
- where for technical reasons a document cannot be uploaded or shared via the Apps.

To ensure H&K provides Client with the best quality service and acts in accordance with H&K's regulatory obligations, Client and H&K agree to use the Apps in the most efficient and effective way, including by:

- where available, liberal use of the "@" function on communications Apps, to ensure relevant team members (including the lead partner) is alerted to Client's communication;
- use of separate channels and/or threads on communications Apps to provide clear channels of communication in relation to each relevant instruction;
- letting each other know when new members are added to the channel, so H&K and Client are aware who is part of the conversation; and
- view and edit access to documents is kept to the minimum number of individuals who need such access, to help the parties maintain document and version control.

Artificial Intelligence

In providing the legal services defined in this engagement, the Firm may use technological resources which have been licensed to or developed by the Firm. These resources, including artificial intelligence tools, ensure the confidentiality of any and all information received for the purpose of rendering legal services by the Firm. Client understands and accepts that these resources and tools will be used diligently by the Firm for the benefit of Client and as may be deemed necessary.

Fees and Costs

Clients frequently ask H&K to estimate the fees and other charges they are likely to incur in connection with a particular matter. H&K is pleased to respond to such requests whenever possible with an estimate based on H&K's professional judgment. Such an estimate is subject to the understanding that, unless H&K and Client agree otherwise in writing, it does not represent a maximum, minimum, or fixed fee quotation. The ultimate cost can vary from the estimated amount.

Hourly rates are subject to an annual adjustment by H&K unless an agreement stating otherwise is entered.

All costs and disbursements incurred by the Firm on behalf of Client are the responsibility of Client. In addition to legal fees, H&K's invoices will include expenses that H&K has advanced on Client's behalf and internal charges (which may exceed direct costs and allocated overhead expenses) for certain support activities. Alternatively, the Firm may charge for such internal charges as a percentage of the fees charged. Advanced expenses generally will include, but are not limited to, such items as travel, court reporting, witness fees, postage and overnight courier charges, filing, recording, certification, and registration fees charged by governmental bodies. H&K's internal charges typically include, but are not limited to, such items as access to research databases and charges for data storage and photocopying materials sent to Client or third parties or required for H&K's use. A cost retainer may be requested at the onset of the engagement and periodically throughout to reimburse funds due to vendors or to the Firm directly. Where applicable, arrangements may be made for the vendor to invoice Client directly for services.

Independent Contractors

The Firm may engage resources who are not employed by the Firm, i.e., independent contractors. For these independent contractors, H&K will charge rates based upon those charged of Firm lawyers or paralegals with similar qualifications and experience. Client agrees that H&K may report and bill work performed by independent contractors in the same manner as Firm-employed timekeepers, and Client acknowledges that the amount H&K charges Client for this work is not the amount that will be paid to the independent contractor.

During the course of H&K's representation, it may be appropriate to hire third parties to provide services on Client's behalf. These services may include such things as consulting or testifying experts, investigators, providers of computerized litigation support, and court reporters. Client agrees to pay the costs of all such services directly to the third party or to reimburse H&K if H&K advances such costs.

Billings

H&K generally bills periodically throughout the engagement for a particular matter, and H&K's invoices are due upon receipt. In instances in which H&K represents more than one client with respect to a matter, unless otherwise agreed in writing, each client that H&K represents is jointly and severally liable for H&K's fees and expenses with respect to the representation.

Unless otherwise agreed in H&K's engagement letter or otherwise in writing, H&K's invoices are due upon receipt, and if any invoice is unpaid for ninety (90) days, H&K reserves the right to withdraw as Client's counsel and terminate H&K's representation, subject to applicable ethical rules. If an invoice remains unpaid for more than 30 days, the Firm may impose an interest charge of 1.25 percent per month (a 15 percent annual percentage rate) from the 30th day after the date of the invoice until it is paid in full. Interest charges apply to specific monthly invoices on an individual invoice basis. Any payments made by the Client are applied first to the oldest outstanding invoice, with any payment overage applied to all other unpaid invoices.

H&K invites Client to discuss freely with H&K any questions that Client has concerning a fee charged for any matter. H&K wants H&K's clients to be satisfied with both the quality of H&K's services and the reasonableness of the fees that H&K charges for those services. H&K will attempt to provide as much billing information as Client requires and in such customary form that Client desires, and is willing to discuss with Client any of the various billing formats H&K has available that best suits Client's needs.

Where required, Client's invoice may include applicable international taxes such as VAT, GST, country-based business tax and consumption tax, etc., which need to be remitted to H&K along with the fees and costs.

All payments of H&K's invoices must be made free and clear of, and without any deduction or withholding for or on account of, any tax or charge unless Client is legally obliged to make such a deduction or withholding. If that is the case and provided legally permissible, the sum payable (in respect of which such deduction or withholding tax is required to be made) shall be increased to the extent necessary to ensure that H&K receives a sum net of any deduction or withholding tax or charge equal to the sum payable on H&K's invoice and as if no such deduction or withholding has been made or required to be made from H&K's invoice.

E-Billing Policies and Procedures

The Firm works with several ebilling vendors (the "Approved Vendors") which have demonstrated proficiency in the electronic management of billing and collection matters. If Client currently uses or is contemplating using an e-billing vendor, please contact H&K's e-billing team at BillingTeamE@hklaw.com to discuss whether Client's existing vendor meets the Firm's requirements for Approved Vendors.

The Firm expects all Approved Vendors to comply with the following policies and procedures, and H&K looks to Client to provide these policies and procedures to Client's e-billing vendor:

1. Vendor site must be a supported vendor within the system for management of e-billing matters used by the Firm.

2. The vendor site should allow access to the site not only by responsible attorneys, but also e-billing staff and other Firm personnel authorized to participate in the e-billing process.

3. Client's vendors must comply with the Firm's Third Party Code of Conduct, https://www.hklaw.com/en/firm/legal (under bullet entitled "Read Holland & Knight's Third Party Code of Conduct"), which applies to third parties that handle personal information of Firm personnel.

4. In any circumstance where the Firm is e-billing an insurance company for work performed on Client's behalf, the Firm's e-billing policies shall apply to any vendor utilized by such insurance company.

Further, if the Firm is providing a discount on its fees, any vendor charges which are imposed on the Firm will be included in the total amount subject to the discount. Moreover, no e-billing issues regarding rejected charges, delayed approvals, unreasonable delays in payment, failure of the vendor or Client to keep the Firm informed of approval and payment progress, failure of the vendor or Client to keep the Firm informed of corrective actions needed to assist with payment, or other invoicing issues, modify the Firm requirement for prompt payment of fees and expenses in accordance with the terms of this engagement letter.

Client Files

In the course of Client's representation, H&K will maintain a file, either in paper or electronic form containing correspondence with Client, pleadings, agreements, deposition transcripts, exhibits, physical evidence, expert reports, and other items H&K considers reasonably necessary to Client's representation ("Client File"). H&K may also retain for H&K's own use documents containing H&K's attorney work product, mental impressions or notes, and drafts of documents ("Work Product"). The Client File will not include the Work Product and H&K's internal communications, including emails and other materials not communicated to Client, which H&K does not consider necessary to Client's representation. Client is entitled upon written request to take possession of the Client File, subject to H&K's right to make copies of any files delivered to Client. Client agrees that the Work Product shall be and remain H&K's property. H&K may destroy the Client File ten (10) years after a matter is closed, or in line with the Firm's document retention policy or applicable regulatory, statutory or legal requirement.

Termination

The representation is terminable at will by either H&K or Client. The termination of the representation will not terminate Client's obligation to pay fees and expenses incurred prior to the termination and for any services rendered or disbursements required to implement the transition of the matter or the Client File to new counsel.

Unless otherwise agreed, the attorney-client relationship between H&K and Client will be considered terminated upon H&K's completion of the specific services for which H&K has been retained. At H&K's election, H&K may consider the attorney-client relationship terminated six (6) months after the last date H&K furnishes any billable services to the Client and there is no ongoing or imminent matter being handled by H&K for the Client at the time of such termination.

H&K may inform the former Client from time to time of developments in the law which may be of interest, but such communication should not be understood as a revival of an attorney-client relationship. Moreover, H&K has no obligation to inform the former Client of such developments in the law unless H&K is engaged in writing to do so.

H&K also may (but is not obligated to) respond to an audit letter request after termination of the attorney-client relationship between H&K and Client, but such communication should not be understood as a revival of an attorney-client relationship.

In the event H&K's representation of Client is terminated and Client has not paid for all services rendered and/or other charges accrued on Client's behalf to the date of H&K's withdrawal, H&K may, to the extent permitted by law, assert a charging lien against any funds recovered by Client related to the terminated matter, and a retaining lien against any property, documents or files remaining in H&K's possession until such charges are paid.

Agreement to Arbitrate and Waive Jury Trial

Any dispute, controversy or claim arising out of or related to H&K's representation or subsequent scope letter or other writing, including any claims against the Firm, its affiliates, or any of its personnel for legal malpractice, breach of contract, breach of fiduciary duty, and/or other claims relating to the provision of professional services, will be settled by binding arbitration administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures (the "Rules"). If the amount in controversy does not exceed five million dollars ($5,000,000), the arbitration will be conducted by a single neutral arbitrator from the JAMS panel of neutrals. If the parties encounter difficulty in agreeing on this arbitrator, they will seek the assistance of JAMS in the selection process. If the amount in controversy exceeds five million dollars ($5,000,000), the arbitration will be conducted by an arbitration panel consisting of three neutral arbitrators from the JAMS panel of neutrals, with one arbitrator selected by one side of the dispute, with one arbitrator selected by the other side of the dispute, and a third arbitrator selected by the two other arbitrators. By agreeing to submit such dispute, controversy or claim to binding arbitration, Client is waiving Client's right to a jury trial, agreeing to have the matter decided by one or more individuals who are not sitting judges and who will be paid by the parties according to the Rules, and Client is significantly limiting both Client's right and need to respond to requests for appellate relief. The standards of evidence, procedures (including, for example, the scope and extent of discovery) and damages in an arbitration will also differ to at least some degree from a trial. Any judgment on the arbitration award rendered by the arbitrator(s) may be entered in any court having jurisdiction. The arbitration proceeding shall be held in the jurisdiction where the primary work was performed. Client and the Firm shall maintain the confidential nature of the arbitration proceeding and the Award (as defined in the Rules), including the Hearing (as defined in the Rules), except as may be necessary to prepare for or conduct the arbitration hearing on the merits, or except as may be necessary in connection with a court application for a preliminary remedy, a judicial challenge to an Award (as defined in the Rules) or its enforcement, or unless otherwise required by law or judicial decision. By signing this agreement, Client also agrees that no provision of this agreement should be interpreted or construed as waiving or agreeing to vary the effect of any right or requirement which is expressly prohibited from being waived or varied under applicable law or the Federal Arbitration Act, 9 U.S.C. §§ 1 *et seq*., as applicable. Furthermore, wherever possible, each provision of this agreement shall be interpreted and construed in such manner as to be effective and valid under applicable law. If, however, any provision of this agreement shall be prohibited or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this agreement, which shall remain in full force and effect. The Firm recommends that Client consult with another attorney of Client's choice with respect to whether Client should agree to arbitrate all disputes as provided in this provision.

California

Notwithstanding this overall agreement to arbitrate, fee disputes may first be submitted to the California State Bar's program for arbitration of fee disputes pursuant to Business and Professions Code section 6200 et seq. or any successor statute. If a fee dispute arises, the Firm will provide Client with information about the State Bar program. If the Bar panel declines to hear a fee dispute, or if either party rejects the Bar panel's decision on any fee dispute, then instead of the right to trial mentioned in the statute, Client acknowledges and agrees that the fee dispute and any other dispute between H&K and Client will be resolved exclusively by confidential private arbitration, as set forth above. Both Client and the Firm further understand and waive to the fullest legal extent any applicability of the holding in *Alternative Systems, Inc. v. Carey*, 67 Cal. App.4th 1034 (1998), to the effect that an attorney and a client cannot agree to arbitrate fee disputes until a dispute has arisen. If the holding in *Alternative Systems* is applied by a court of competent jurisdiction, or by an arbitrator of competent jurisdiction, to any fee dispute under this agreement, Client and the Firm agree that the remainder of this arbitration agreement will remain in effect and must be enforced with respect to all other disputes or claims.

Connecticut

Any dispute over the Firm's fees and costs, or any request for a refund, shall be resolved by binding arbitration through the Lawyer-Client Fee Dispute Resolution Program of the Connecticut Bar Association ("CBA Program"); information about that program may be found at c www.ctbar.org/public/lawyer-client-fee-dispute-resolution-program. Under the CBA Program, its administrators appoint a neutral arbitrator to hear from each side and issue a decision resolving the dispute. There is no cost to use the CBA Program at this time.

Should the CBA decline to accept the fee dispute or be unable for any reason to appoint an arbitrator within six (6) months of being requested by either party, then the fee dispute will be resolved by binding arbitration pursuant to Connecticut General Statutes Sections 52-407aa through 52-407ddd before a single arbitrator agreed upon by the parties, or, absent such an agreement, as appointed by a judge of a Connecticut Superior Court pursuant to 52-407kk. An arbitrator selected pursuant to the statute will charge for their time which they may allocate to one party or the other.

There are advantages and disadvantages to arbitration. Arbitrations usually are quicker and less expensive than court proceedings, but they do not include the right to a trial by jury or court; an arbitrator may impose restrictions on what, if any, pre-hearing requests for discovery will be allowed; and the grounds by which the arbitrator's decision may be challenged are limited. Please note however that any claim by Client beyond a fee dispute asking for damages against H&K is not subject to this provision. In the event Client asserts such a claim, it must be resolved by a Connecticut court. Only if the Firm's engagement is for a commercial matter, Client and any guarantor acknowledge the Firm shall be entitled to recover its reasonable attorney fees and expenses to collect sums due it in any court proceeding or arbitration.

Florida

NOTICE: This agreement contains provisions requiring arbitration of fee disputes. Before Client signs this agreement Client should consider consulting with another lawyer about the advisability of making an agreement with mandatory arbitration requirements. Arbitration proceedings are ways to resolve disputes without use of the court system. By entering into agreements that require arbitration as the way to resolve fee disputes, Client gives up (waives) Client's right to go to court to resolve those disputes by a judge or jury. These are important rights that should not be given up without careful consideration.

New York

If a dispute develops about H&K's fees, Client may be entitled under Part 137 of the Rules of the Chief Administrator of the New York Courts to arbitration of that dispute if it involves more than $1,000 and less than $50,000.

North Carolina

Notwithstanding this overall agreement to arbitrate, the Firm will, in the event of a fee dispute, make reasonable efforts to inform Client of Client's right to make use of the North Carolina State Bar program of fee dispute resolution at least 30 days prior to initiating proceedings to collect a disputed fee and will, at Client's request, participate in that program in good faith.

Internal Law Firm Privilege

The Firm represents many clients and handles a great number of complex matters. As a result thereof, from time to time issues may arise that raise questions governed by attorneys' professional conduct rules, including possible disputes with a client and conflicts of interest issues. When such issues arise, H&K generally seeks the advice of an H&K professional responsibility partner or H&K's General Counsel. H&K considers such consultations to be protected from disclosure under the attorney-client privilege. While some courts have limited this privilege under certain circumstances, H&K believes that it is in the interests of both H&K's clients and the Firm that H&K receives expert analysis of H&K's obligations. Accordingly, as part of this agreement concerning H&K's representation of Client, Client agrees that if the Firm determines, in its own discretion, it is either necessary or appropriate to consult with its counsel (either the Firm's professional responsibility partners or General Counsel, their designees or, if it chooses, outside counsel), the Firm has Client's consent to do so and Client further agrees that the Firm's on-going representation of Client shall not result in a waiver of any attorney-client privilege that the Firm may have to protect the confidentiality of the Firm's communications with such counsel.

Data Privacy and Protection

In the course of H&K's representation, H&K may receive from Client or on Client's behalf, certain confidential information about individual persons that is protected under applicable law and regulations. Please review the Firm's Privacy Notice, which can be found at https://www.hklaw.com/en/firm/legal/privacy.

Transferring Data Outside Country of Origin

H&K's Affiliated Firms have offices in the United States, the United Kingdom, Mexico, Colombia and Algeria. H&K's personnel may access Client's data in any country in which H&K operates. To deliver services to Client, it is sometimes necessary for H&K to transfer and store data outside its country of origin as follows: (1) with H&K's Affiliated Firms; (2) with H&K's service providers located outside the data's country of origin; (3) if Client is based outside the data's country of origin; or (4) where there is an international aspect to the matter representation. Additionally, unless otherwise mutually agreed to between H&K and Client, all data transferred to the Firm will be received, stored and accessed on the Firm's servers in the United States.

Texas Disclosure

H&K is required by law to advise Client that the State Bar of Texas investigates and prosecutes professional misconduct committed by Texas attorneys. Although not every complaint against or dispute with a lawyer involves professional misconduct, the State Bar Office of the General Counsel of the State Bar of Texas will provide Client with information about how to file a complaint. For more information, Client may call 1-800-932-1900. It is a toll-free call.

* * * * *

Client's agreement to this engagement constitutes Client's acceptance of the foregoing terms and conditions. If any of them is unacceptable to Client, please advise H&K now so that the Firm can resolve any differences and proceed with a clear, complete, and consistent understanding of our relationship.

Tradition Community Development Districts #1-11

Financial Report
Fiscal Year 2025/2026
October 1, 2025 - June 30, 2026

FINANCIAL REPORT
TRADITION COMMUNITY DEVELOPMENT DISTRICT #1-11 RECAP
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - June 30, 2026

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 10/01/25 - 6/30/26 ACTUALS	% Of Budget	COMMENTS
REVENUES				
ON-ROLL ASSESSMENTS - Debt	5,442,345	5,397,353	99%	
ON-ROLL ASSESSMENTS - ADMIN	624,049	622,178	100%	
ON-ROLL ASSESSMENTS - MAINT	4,406,047	4,392,838	100%	
ON-ROLL ASSESSMENTS - TIM	375,000	373,876	100%	
STORMWATER	1,250,000	1,537,443	123%	
OTHER INCOME	60,000	758,896	1265%	Includes SG TIM allocation, Interest income, Eng. Rev Fees, etc.
BOND PREPAYMENTS	0	23,140	0%	
RESERVE FUND TRANSFER	0	0	0%	
Total Revenues	**$ 12,157,440**	**$ 13,105,723**	**108%**	
EXPENDITURES - ADMIN				
AUDIT	36,400	0	0%	
DISSEMINATION AGENT	0	0	0%	
DISTRICT COUNSEL	50,000	59,454	119%	
MANAGEMENT	154,500	115,875	75%	
ASSESSMENT ROLL	10,000	0	0%	
DUES, LICENSES & FEES	1,925	2,200	114%	
ENGINEERING	95,000	217,346	229%	
GENERAL INSURANCE	157,150	137,816	88%	
WEB SITE MAINTENANCE	8,250	6,188	75%	
LEGAL ADVERTISING	2,000	5,517	276%	
MISCELLANEOUS	2,000	83	4%	
TRAVEL AND PER DIEM	400	123	31%	
OFFICE SUPPLIES	5,000	12,593	252%	
POSTAGE & SHIPPING	500	499	100%	
COPIES	3,000	0	0%	
SUPERVISOR FEES	60,000	38,725	65%	
TRUSTEE SERVICES	18,000	16,663	93%	
OFFICE RENT	27,000	364,909	1352%	Includeds SG allocation which is offset by billing SG. Reflected in Other Income Revenue
CONTINUING DISCLOSURE FEE	3,000	1,999	67%	
TOTAL ADMIN EXPENSES	634,125	979,989		
EXPENDITURES - MAINT				
LAKE MAINTENANCE	350,000	54,026	15%	
LAKE BANK MAINTENANCE & RESTORATION	775,000	0	0%	
TIM OPERATIONS	345,000	516,744	150%	Includeds SG allocation which is offset by billing SG. Reflected in Other Income Revenue
BUILDING, BRIDGE, MONUMENT MAINTENAN	10,000	0	0%	
(FKA CONTINGENCY) - MAINT RESERVES	100,000	0	0%	
COMMUNITY AREA MAINTENANCE	160,000	209,669	131%	Includes wet checks, truck, ebikes, bridge work, etc
DEVELOPMENT COORDINATOR	33,382	25,036	75%	
ELECTRIC	110,000	62,884	57%	
ENGINEERING	140,000	0	0%	
FIELD MANAGEMENT	254,616	190,962	75%	
FOUNTAIN MAINTENANCE & CHEMICALS	5,000	780	16%	
LANDSCAPING MAINTENANCE & MATERIALS	1,107,000	877,526	79%	
IRRIGATION WATER (WESTERN GROVE)	1,100,565	0	0%	
IRRIGATION	168,000	129,249	77%	
IRRIGATION PARTS & REPAIRS	80,000	30,658	38%	
SIDEWALK CLEANING	30,000	83,046	277%	
SIDEWALK REPAIR	60,000	159,028	265%	
SIGNAGE	10,000	8,631	86%	
STREETLIGHTS	60,000	98,353	164%	
STORMWATER MANAGEMENT	550,000	161,202	29%	
TREE/PLANT REPLACEMENT & TRIM	200,000	0	0%	
TOTAL MAINTENANCE EXPENSES	5,648,563	2,607,794	46%	
Total Expenditures	**$ 6,282,688**	**$ 3,587,783**	**57%**	
EXCESS / (SHORTFALL)	**$ 5,874,752**	**$ 9,517,940**	**162%**	
PAYMENT TO TRUSTEE	(5,006,957)	(5,095,073)	102%	
PREPAYMENTS TO TRUSTEE	-	(23,140)		
BALANCE	**$ 867,795**	**$ 4,399,727**		
COUNTY APPRAISER & TAX COLLECTOR FEE	(433,898)	(411,741)	95%	
DISCOUNTS FOR EARLY PAYMENTS	(433,898)	(397,993)	92%	
NET EXCESS / (SHORTFALL)	**$ -**	**$ 3,589,992**		

Tradition CDD No. 1
Balance Sheet
As of June 30, 2026

		Jun 30, 26
ASSETS		
Current Assets		
Checking/Savings		
01-1000 · Valley National 1157		5,397,894.42
Total Checking/Savings		5,397,894.42
Accounts Receivable		
11000 · Accounts Receivable		1,435,702.06
Total Accounts Receivable		1,435,702.06
Other Current Assets		
01-1208 · Due From Other Gov Units - Open		999.78
01-8154 · Deposits		200.00
01-8499 · Undeposited Funds		9,733.34
Total Other Current Assets		10,933.12
Total Current Assets		6,844,529.60
Other Assets		
01-8122 · A/R St Lucie County Excess Fees		-18,711.00
Total Other Assets		-18,711.00
TOTAL ASSETS		**6,825,818.60**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
01-2020 · Accounts Payable		303,917.74
Total Accounts Payable		303,917.74
Other Current Liabilities		
01-2023 · Due To Other Funds		396,051.84
01-2025 · Deposits - Engr Deposit		36,142.33
01-2030 · Due to CDD2		-33,864.11
01-2031 · Due to CDD3		28,880.00
01-2032 · Due to CDD4		30,917.62
01-2033 · Due to CDD5		31,337.35
01-2034 · Due to CDD6		28,555.95
01-2035 · Due to CDD7		-97,796.71
01-2036 · Due to CDD8		-60,386.29
01-2037 · Due to CDD9		-43,511.69
01-2038 · Due to CDD10		-178,008.83
01-2039 · Due to CDD11		-30,961.10
01-2190 · Cash Exchange		184.70
01-3001 · Reserves		
01-2026 · Reserve - Lake Bank Restoratio	535,941.27	
01-3010 · General Reserve - Signage	500,000.00	
01-3020 · General Maintenance Reserves	269,000.00	
Total 01-3001 · Reserves		1,304,941.27
Total Other Current Liabilities		1,412,482.33
Total Current Liabilities		1,716,400.07
Total Liabilities		1,716,400.07
Equity		
30000 · Opening Balance Equity		203,755.31
99-9999 · Retained Earnings		1,315,670.83
Net Income		3,589,992.39
Total Equity		5,109,418.53
TOTAL LIABILITIES & EQUITY		**6,825,818.60**

FINANCIAL REPORT
TRADITION COMMUNITY DEVELOPMENT DISTRICT IRRIGATION
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - JUNE 30, 2026

	FISCAL YEAR 2025/2026 FINAL BUDGET	FISCAL YEAR 10/01/25 - 6/30/26 ACTUALS	% Of Budget
REVENUES			
SERVICE CHARGE - IRRIGATION	2,000,000	1,676,659	84%
ENGINEERING REVENUE FEES/OTHER	35,000	32,274	92%
Total Revenues	**$ 2,035,000**	**$ 1,708,934**	**84%**
EXPENSES			
FIELD OPERATIONS	0	0	0%
TRUSTEE SERVICES	5,000	0	0%
MANAGEMENT	400,749	300,562	75%
ENGINEERING	50,000	61,129	122%
PROFESSIONAL SERVICES, OTHER	5,000	4,024	80%
DEVELOPMENT COORDINATOR	66,765	50,074	75%
CITY FRANCHISE FEE	120,000	96,100	80%
TRAVEL AND PER DIEM	400	30	7%
TELEPHONE	1,930	0	0%
POSTAGE AND SHIPPING	253	341	135%
BANK FEES	1,250	0	0%
BAD DEBT	60,000	0	0%
OFFICE SUPPLIES	250	188	75%
FIELD SUPPLIES (OTHER)	2,000	0	0%
DUES, LICENSES, FEES	2,300	0	0%
VEHICLE, GAS, & REPAIR	1,000	0	0%
ELECTRIC	110,250	106,674	97%
WATER	170	252	148%
OTHER UTILITIES	1,550	0	0%
GENERAL INSURANCE	24,267	0	0%
GENERAL REPAIR & MAINTENANCE	247,250	272,812	110%
LANDSCAPING MAINTENANCE & MATERIAL	11,000	0	0%
HVAC	4,500	0	0%
RENEWAL AND REPLACEMENT	250,000	0	0%
OTHER SYSTEM IMPROVEMENTS	125,000	0	0%
OPERATING RESERVES/MISC	100,000	1,938	2%
CONTINGENCY	76,091	0	0%
Total Expenses	**$ 1,666,975**	**$ 894,123**	**54%**
EXCESS / (SHORTFALL)	**$ 368,025**	**$ 814,811**	
PAYMENT TO TRUSTEE	(368,025)	(276,694)	
BALANCE	**$ -**	**$ 538,117**	
NET INCOME	**$ -**	**$ 538,117**	

Tradition Irrigation
Balance Sheet
As of June 30, 2026

		Jun 30, 26
ASSETS		
Current Assets		
Checking/Savings		
01-1001 · Valley National #4703		
01-1002 · Valley Natl #4307 - Capacity	35,872.57	
01-1001 · Valley National #4703 - Other	2,479,464.73	
Total 01-1001 · Valley National #4703		2,515,337.30
Total Checking/Savings		2,515,337.30
Accounts Receivable		
01-1200 · Accounts Receivable		376,060.14
Total Accounts Receivable		376,060.14
Other Current Assets		
01-2023 · Due From Other Funds		17,900.21
Total Other Current Assets		17,900.21
Total Current Assets		2,909,297.65
Fixed Assets		
01-2030 · Equipment and Furniture		23,957.00
Total Fixed Assets		23,957.00
Other Assets		
01-2025 · Deposits		95.00
01-2035 · Accum Depr - Equipment		-23,955.18
Total Other Assets		-23,860.18
TOTAL ASSETS		**2,909,394.47**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
01-2020 · Accounts Payable		77,591.08
Total Accounts Payable		77,591.08
Other Current Liabilities		
01-2026 · Deposits - Security Deposit		1,390.22
01-2027 · Deferred Revenue		10,000.00
01-2190 · Cash Exchange		-11,954.22
01-2200 · General Reserves		280,000.00
Total Other Current Liabilities		279,436.00
Total Current Liabilities		357,027.08
Long Term Liabilities		
11-2180 · Note Payable		10,420.00
Total Long Term Liabilities		10,420.00
Total Liabilities		367,447.08
Equity		
30000 · Net Assets - 270		-87,351.52
99-9999 · Retained Earnings		2,091,181.96
Net Income		538,116.95
Total Equity		2,541,947.39
TOTAL LIABILITIES & EQUITY		**2,909,394.47**

Tradition Irrigation
A/R Aging Summary
As of June 30, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
10604 SW Village Parkway LLC	83.73	0.00	0.00	0.00	0.00	83.73
10616 SW Village Parkway LLC	113.96	0.00	0.00	0.00	0.00	113.96
11295 SW VILLAGE PARKWAY, LLC	336.28	0.00	89.18	89.18	2,497.04	3,011.68
A-N-D Family Real Estate, LLC	170.93	0.00	0.00	0.00	0.00	170.93
Amber Hills Properties LLC- Innovation Sq	1,031.80	0.00	825.42	825.42	4,952.52	7,635.16
Ardie R. Copas, State Veterans Nursing	1,280.76	0.00	0.00	0.00	0.00	1,280.76
Atrium Circle GP	60.45	0.00	0.00	0.00	0.00	60.45
Aycock at Tradition	335.20	0.00	0.00	0.00	0.00	335.20
Bedford Park	11,083.44	0.00	0.00	0.00	0.00	11,083.44
Brennity at Tradition	3,815.04	0.00	0.00	0.00	0.00	3,815.04
Cellular Sales of Northern Florida LLC	157.03	0.00	0.00	0.00	0.00	157.03
Chesterbrook Academy	167.96	0.00	0.00	134.37	0.00	302.33
Christ Fellowship Church	2,299.04	0.00	1,646.88	1,646.88	1,646.88	7,239.68
Cleveland Clinic (TMC)	1,151.94	0.00	0.00	0.00	0.00	1,151.94
Cleveland Clinic Florida	554.92	0.00	0.00	0.00	0.00	554.92
Cleveland Clinic Martin Health -Tradition	924.82	0.00	0.00	0.00	0.00	924.82
Culver's - G&S Family Hospitality Svcs	242.91	0.00	73.33	0.00	1.00	317.24
Del Webb at Tradition Homeowners Assoc	7,072.58	0.00	0.00	0.00	11,315.66	18,388.24
Emery	1,279.25	0.00	0.00	0.00	0.00	1,279.25
Estates at Tradition	7,203.99	0.00	5,763.07	0.00	0.00	12,967.06
Fifth Third Bank	123.87	0.00	0.00	0.00	0.00	123.87
Florida International University	1,364.99	0.00	1,091.97	1,091.97	2,183.94	5,732.87
Florida Research and Innovation Center	844.26	0.00	675.40	0.00	2,026.20	3,545.86
Florida Vision Reality Tradition, LLC	282.16	0.00	225.73	225.73	1,128.65	1,862.27
Grande Palms at Tradition I & II	3,270.94	0.00	0.00	0.00	0.00	3,270.94
Grande Palms at Tradition III	2,135.43	0.00	0.00	0.00	0.00	2,135.43
Guddi Legacy Investments	99.09	0.00	79.27	79.27	475.62	733.25
Heartland Dental	96.50	0.00	0.00	0.00	0.00	96.50
Heritage Oaks	0.00	0.00	0.00	0.00	0.00	0.00
Heritage Oaks at Tradition HOA	14,821.69	0.00	11,857.11	0.00	0.00	26,678.80
Heron Preserves	2,630.86	0.00	2,280.47	0.00	0.00	4,911.33
Hilton - Homewood Suites	523.23	0.00	346.82	0.00	0.00	870.05
Hollywood Investment- Discovery Plaza	340.18	0.00	0.00	0.00	0.00	340.18
IBM SE Employee Credit Union	1,506.91	0.00	0.00	0.00	0.00	1,506.91
Innovation Plaza	29.83	0.00	0.00	0.00	0.00	29.83
Innovo PSL Office, LLC	377.11	0.00	0.00	0.00	0.00	377.11
KRG- LANDING	2,886.30	0.00	2,075.54	0.00	0.00	4,961.84
KRG- SQUARE	546.99	0.00	0.00	0.00	0.00	546.99
Local Strip, LLC- Chipotle	92.65	0.00	0.00	0.00	0.00	92.65
LS PLF LLC	141.21	0.00	0.00	0.00	0.00	141.21
Manderlie at Tradition	6,531.90	0.00	0.00	0.00	0.00	6,531.90
NBPIII Legacy II, LLC	810.10	0.00	648.05	648.05	3,888.30	5,994.50
Northland Lucie At Tradition, LLC	1,362.52	0.00	1,089.99	0.00	0.00	2,452.51
O & A Florida Investments, LLC	66.14	0.00	0.00	0.00	0.00	66.14
OG PLF LLC	224.01	0.00	0.00	0.00	0.00	224.01
Panaderias, LLC	187.35	0.00	0.00	0.00	0.00	187.35
Panda Restaurant Group Inc	71.59	0.00	0.00	0.00	57.27	128.86
PCW Holdings, LLC	163.01	0.00	130.40	0.00	260.80	554.21
PDQ	66.74	0.00	0.00	0.00	0.00	66.74
Pegasus PSL, Ltd	871.61	0.00	283.40	283.40	283.40	1,721.81
PNC Bank	113.71	0.00	106.22	106.22	0.00	326.15
PopStroke Port St. Lucie	198.18	0.00	0.00	0.00	0.00	198.18
Preserves Phase I & II	3,131.31	0.00	2,505.00	0.00	0.00	5,636.31
PRIME STORAGE TRADITIONS, LLC	227.91	0.00	0.00	0.00	0.00	227.91
Promenade at Tradition Community Assoc	584.64	0.00	0.00	0.00	0.70	585.34
PSL Hospitality, LLP	317.34	0.00	0.00	0.00	0.00	317.34
Recovery Sports Grill	94.14	0.00	75.31	0.00	0.00	169.45
Red Apple at St. Lucie West, LLC	961.19	0.00	0.00	0.00	0.00	961.19
Rise Tradition Investment LLC	237.82	0.00	190.25	190.25	190.25	808.57
South Florida Orthopedic	222.96	0.00	0.00	0.00	178.36	401.32
Springs at Tradition	2,237.00	0.00	1,789.57	1,789.57	14,316.56	20,132.70
St Lucie County Fire Dept.	279.93	0.00	0.00	0.00	0.00	279.93
St Lucie County Tax Collector	507.85	0.00	0.00	0.00	0.00	507.85
Target Corp.	512.31	0.00	0.00	0.00	0.00	512.31
Telaro HOA	2,122.65	0.00	0.00	0.00	0.00	2,122.65
The Lakes at Tradition	20,286.61	0.00	0.00	0.00	0.00	20,286.61
Town Park Master Assoc., Inc.	34,900.20	0.00	0.00	0.00	1,024.59	35,924.79
Tradition CDD #1	17,464.97	0.00	13,982.48	13,971.69	13,971.69	59,390.83

Tradition Irrigation
A/R Aging Summary
As of June 30, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Tradition HOA	2,373.25	0.00	0.00	0.00	0.00	2,373.25
Tradition POA	287.37	0.00	0.00	0.00	0.00	287.37
Treasure Coast Physicians Properties, LLC	8.18	0.00	0.00	0.00	0.00	8.18
Truist Bank	347.59	0.00	91.16	91.16	273.48	803.39
Victoria Parc	0.00	0.00	0.00	0.00	297.64	297.64
Victoria Parc 2	0.00	0.00	0.00	0.00	184.10	184.10
Victoria Parc at Tradition HOA	7,890.20	0.00	0.00	0.00	6,312.03	14,202.23
Victoria Parc BTR, LLC - POD C	8,523.79	0.00	0.00	0.00	6,818.98	15,342.77
Vitalia at Tradition	46,555.53	0.00	0.00	0.00	0.00	46,555.53
Wawa, Inc.	119.90	0.00	0.00	0.00	0.00	119.90
Wells Fargo-706800	40.88	0.00	0.00	0.00	32.70	73.58
Westcliffe Estates HOA	263.99	0.00	0.00	0.00	0.00	263.99
TOTAL	**232,646.60**	**0.00**	**47,922.02**	**21,173.16**	**74,318.36**	**376,060.14**