MINUTES OF MEETING
SUNGATE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Sungate Community Development District held a Public Hearing and Regular Meeting on June 13 2025 at 1:00 p.m., at the offices of Cobb Cole, One Daytona Blvd., Suite 600, Daytona Beach, Florida 32114.

Present:

Scott Bullock	Chair
Victoria Henige	Vice Chair
Ethan Bullock	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Parker Mynchenberg (via telephone)	District Engineer
Carl Lentz	Supervisor-Appointee (sworn in at meeting)

FIRST ORDER OF BUSINESS — **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 1:13 p.m.

Supervisors Scott Bullock, Ethan Bullock, Lentz and Henige were present. One seat was vacant.

SECOND ORDER OF BUSINESS — **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS — **Administration of Oath of Office to Elected Supervisor, Carl Lentz [Seat 4] (the following to be provided under separate cover)**

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Carl Lentz. Mr. Lentz is familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS **Ratification of Resolution 2025-03, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-03.

The slate is as follows:

Scott Bullock	Chair
Victoria Henige	Vice Chair
Ethan Bullock	Assistant Secretary
Carl Lentz	Assistant Secretary
Felix Rodriguez	Assistant Secretary

This Resolution removes the following from the Board:

Troy Rents	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Ernesto Torres	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Scott Bullock and seconded by Mr. Ethan Bullock, with all in favor, Resolution 2025-03, Electing and Removing Officers of the District and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS **Consider Appointment to Fill Vacant Seat 5; Term Expires November 2026**

- **Administration of Oath of Office to Appointed Supervisor**

  This item was deferred.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-07, Electing and Removing Officers of the District and Providing for an Effective Date**

Mr. Torres stated this item is not necessary, as no one was appointed.

SEVENTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments and Providing an Effective Date

Mr. Torres presented Resolution 2025-08. He reviewed the proposed Fiscal Year 2026 budget and noted changes and adjustments compared to the Fiscal Year 2025 budget. The budget is a Landowner-contribution budget, with expenses funded as they are incurred.

No affected property owners or members of the public were present. The Board Members had no questions or comments.

On MOTION by Mr. Lentz and seconded by Mr. Scott Bullock, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of**

Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

The consensus was to meet when needed.

This item was deferred.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2025-09, Adopting an Amended General Fund Budget for Fiscal Year 2024/2025, Providing for Appropriations; Addressing Conflicts and Severability; and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-09.

On MOTION by Mr. Scott Bullock and seconded by Mr. Lentz, with all in favor, Resolution 2025-09, Adopting an Amended General Fund Budget for Fiscal Year 2024/2025, Providing for Appropriations; Addressing Conflicts and Severability; and Providing for an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2025**

On MOTION by Mr. Scott Bullock and seconded by Ms. Henige with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS **Approval of April 11, 2025 Special Meeting and Audit Committee Meeting Minutes**

On MOTION by Mr. Scott Bullock and seconded by Mr. Lentz, with all in favor, the April 11, 2025 Special Meeting and Audit Committee Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Cobb Cole

There was no report.

B. District Engineer: Parker Mynchenberg & Associates, Inc

Mr. Mynchenberg discussed security fencing.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

The next meeting will be held when needed.

THIRTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Scott Bullock and seconded by Mr. Lentz, with all in favor, the meeting adjourned at 1:18 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

____
Secretary/Assistant Secretary

____
Chair/Vice Chair