MINUTES OF MEETING
CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Champion's Reserve Community Development District was held on Wednesday, May 19, 2026, and called to order at 6:00 p.m. at the Polk County Sheriff's Northeast Substation Office located at 1100 Dunson Road, Davenport, Florida 33896.

Present and constituting a quorum were:

Kyle Davis	Chairperson
Calley Molina	Vice Chairperson
Terry Alfrey	Assistant Secretary

Also present, either in person or via Teams communication was:

Samantha Zanoni	District Manager, Inframark
Lee Graffius	District Manager, Inframark
Michelle Reiss	District Counsel

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy

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

Ms. Zanoni called the meeting to order at 6:00 p.m., and a quorum was established.

SECOND ORDER OF BUSINESS **Approval of the Agenda**

> On MOTION by Mr. Davis, seconded by Mr. Alfrey, with all in favor, the motion to approve the May 19, 2026, meeting agenda as presented carried. 3-0

THIRD ORDER OF BUSINESS **Public Comments**

There being no public comments, the Board proceeded with the next order of business.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

i. Discussion of Lift Station Improvements

a. LS 302 Map

b. FDEP Correspondence Package

Discussion ensued between the Board, the residents, District Counsel and County representatives regarding the lift station improvements and parcel sale.

> On MOTION by Ms. Molina, seconded by Mr. Alfrey, with all in favor, the Board the motion to appoint Mr. Davis as liaison for communication with the County representatives and District Counsel regarding the Lift Station Improvements Project carried. 3-0

B. District Engineer

The District Engineer was not present.

C. District Manager

i. Registered Voters Count (385)

Ms. Zanoni reviewed the registered voters count with the Board. There were no questions.

ii. Discussion of Form 1 Due Date of July 1, 2026

Ms. Zanoni reminded the Board that Form 1 needed to be filed before July 1, 2026, to stay in compliance.

Discussion ensued regarding the vacant seat. The Board agreed to keep the seat vacant at this time.

Ms. Zanoni introduced Lee Graffius as the new district manager and announced the next meeting date scheduled for August 18, 2026, at 6:00 p.m.

FIFTH ORDER OF BUSINESS **Business Items**

A. Acceptance of Fiscal Year 2025 Audit

The Board requested more information on failed items. The FY2025 Audit will be added to the August 18, 2026, agenda for acceptance.

B. Ratification of Resolution 2026-01; Removing and Designating New Treasurer

> On MOTION by Mr. Davis, seconded by Mr. Alfrey, with all in favor, the motion to ratify Resolution 2026-01; Removing and Designating New Treasurer carried. 3-0

C. Ratification of Fiscal Year 2026 Property Appraisers Contact Agreement

> On MOTION by Mr. Davis, seconded by Ms. Monila, with all in favor, the motion to ratify Fiscal Year 2026 Property Appraisers Contact Agreement carried. 3-0

D. Consideration of Resolution 2026-02; General Election 2026

> On MOTION by Ms. Molina, seconded by Mr. Davis, with all in favor, the motion to adopt Resolution 2026-02; General Election 2026 carried. 3-0

E. Consideration of Resolution 2026-03; Approving Proposed Budget and Setting Public Hearing

i. Exhibit A – FY2026-2027 Proposed Budget First Draft

The FY 2026-2027 budget is remaining flat. There was no further discussion by the Board.

> On MOTION by Mr. Davis, seconded by Ms. Molina, with all in favor, the motion to adopt Resolution 2026-03; Approving Proposed Budget and Setting Public Hearing carried. 3-0

F. Consideration of Resolution 2026-04; Designating Assistant Secretary

> On MOTION by Mr. Davis, seconded by Mr. Alfrey, with all in favor, the motion to adopt Resolution 2026-04; Designating Assistant Secretary carried. 3-0

SIXTH ORDER OF BUSINESS **Consent Agenda Items**

A. Consideration of Board of Supervisors' Regular Meeting Minutes from November 18, 2026

B. Consideration of Financial Snapshot for December 2025 – March 2026

> On MOTION by Mr. Davis, seconded by Mr. Alfrey, with all in favor, the motion to approve the consent agenda containing regular meeting minutes from November 18, 2025, and the Financial Snapshot for December 2025 – March 2026 carried. 3-0

SIXTH ORDER OF BUSINESS **Supervisor's Requests**

The Board had no requests or comments and processed with the next order of business.

SEVENTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Davis, seconded by Mr. Alfrey, with all in favor, the meeting was adjourned at 7:22 p.m.

DocuSigned by:
Lee Graffins
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Assistant Secretary

Signed by:
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Chairperson/Vice Chairperson