MINUTES OF MEETING
CAYMAS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Caymas Community Development District held a Special Meeting on February 18, 2026 at 2:00 p.m., at 2639 Professional Circle #101, Naples, Florida 34119.

Present:

Erica Lolli (via telephone)	Chair
Drew Kowalczyk	Vice Chair
Bryan Boylan	Assistant Secretary
Chris Johnson	Assistant Secretary
Andrew Reiser	Assistant Secretary

Also present:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Cynthia Wilhelm	Bond Counsel
Amanda Kumar	US Bank

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

Mr. Adams called the meeting to order at 2:01 p.m.

Supervisors Kowalczyk, Johnson, Boylan and Reiser were present. Supervisor Lolli attended via telephone.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2026-03, Supplementing Resolution No. 2024-02 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned**

Fairly and Reasonably) by the District's Projects; Approving and Adopting the Second Supplemental Engineer's Report for the Caymas Community Development District Prepared by Atwell, LLC and Dated December 2, 2025; Approving and Adopting the Caymas Community Development District Final Second Supplemental Special Assessment Methodology Report Prepared By Wrathell, Hunt & Associates, LLC Dated February 5, 2026, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Caymas Community Development District Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Two); Providing for the Update of the District's Assessment Records; and Providing for Severability, Conflicts, and an Effective Date

A. Exhibit "A": Second Supplemental Engineer's Report for the Caymas Community Development District prepared by Atwell, LLC and dated December 2, 2025

This item was included for informational purposes.

B. Exhibit "B": Caymas Community Development District Final Second Supplemental Special Assessment Methodology Report dated February 5, 2026 prepared by Wrathell, Hunt & Associates, LLC

This item was included for informational purposes.

Mr. Adams presented Resolution 2026-03. The bonds were marketed and the terms were within the parameters set forth in the Delegation Resolution adopted at the last meeting. This Resolution accomplishes the following:

- Final adopts the Second Supplemental Engineer's Report.
- Final adopts the Final Second Supplemental Special Assessment Methodology Report which has been updated with the specific terms of the Series 2026 (Assessment Area Two) Bonds and the pricing.

On MOTION by Mr. Johnson and seconded by Mr. Boylan, with all in favor, Resolution 2026-03, Supplementing Resolution No. 2024-02 Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting the Second Supplemental Engineer's Report for the Caymas Community Development District Prepared by Atwell, LLC and Dated December 2, 2025; Approving and Adopting the Caymas Community Development District Final Second Supplemental Special Assessment Methodology Report Prepared By Wrathell, Hunt & Associates, LLC Dated February 5, 2026, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the Caymas Community Development District Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Two); Providing for the Update of the District's Assessment Records; and Providing for Severability, Conflicts, and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Issuer's Counsel Documents**

Mr. Urbancic presented the following and explained the purpose of each:

A. Amended and Restated Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property

B. Collateral Assignment

C. Completion Agreement

D. Lien of Record

E. Notice of Special Assessments

F. Declaration of Consent

On MOTION by Mr. Johnson and seconded by Mr. Boylan, with all in favor, the Amended and Restated Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property; Collateral Assignment; Completion Agreement; Lien of Record; Notice of Special Assessments; and Declaration of Consent; were approved.

FIFTH ORDER OF BUSINESS **Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Mr. Adams noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Johnson and seconded by Mr. Kowalczyk, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of December 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2025.

The financials were accepted.

SEVENTH ORDER OF BUSINESS **Approval of December 2, 2025 Regular Meeting Minutes**

The following change was noted during the Eleventh Order of Business:

Line 10: Delete "(via telephone)"

On MOTION by Mr. Boylan and seconded by Mr. Johnson, with all in favor, the December 2, 2025 Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Coleman, Yovanovich & Koester, PA

B. District Engineer: Atwell, LLC

There was no report.

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

- **NEXT MEETING DATE: March 3, 2026 at 1:00 PM**

- **QUORUM CHECK**

The March 3, 2026 meeting will be cancelled.

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

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Ms. Lolli stated that she attended the December 2, 2025 meeting in person and asked for that to be updated.

The following change will be noted under the Seventh Order of Business with the minutes being approved as amended:

Line 10: Delete "(via telephone)"

On MOTION by Mr. Johnson and seconded by Mr. Reiser, with all in favor, the meeting adjourned at 2:13 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

____
Secretary/As~~sistant Secretary~~

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Chair/~~Vice Chair~~