

Brightshore Community Development District

707 Orchid Drive, Suite 100
Naples, Florida 34102
Ph: (239) 269-1341

January 12, 2026

Board of Supervisors
Brightshore Community Development District

Dear Board Members:

The General Meeting of the Board of Supervisors of the Brightshore Community Development District will be held on **Monday, January 12, 2026, at 2:00 p.m.**, at the **Barron Collier Companies offices, 2600 Golden Gate Parkway, Naples, Florida 34105**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comment Period

GENERAL DISTRICT ITEMS

3. Consideration of the Following Organizational Matters:

- | | | |
|----|----------------------|-----------|
| A. | Proof of Publication | Exhibit 1 |
|----|----------------------|-----------|

ORGANIZATIONAL MATTERS

4. Consideration of the Following Organizational Matters:

- | | | |
|----|---|-----------|
| A. | Acceptance of Amy Quenell's Resignation | Exhibit 2 |
| B. | Appointment of Ramone Stockman to Seat 3 | Exhibit 3 |
| | <ol style="list-style-type: none">1. Oath of Office.2. Sunshine Law, filings and other commitments | |
| C. | Consideration of Resolution 2026-1: A Resolution of the Board of Supervisors Updating the Officers of the Brightshore Community Development District for Fiscal Year 2025-2026 and Setting an Effective Date. | |

Exhibit 4

ADMINISTRATIVE MATTERS

5. Consideration of the Following Administrative Matters:

- | | | |
|----|--|-----------|
| A. | Consideration of letter agreement between Hogan Farms and the Brightshore Community Development District | Exhibit 5 |
|----|--|-----------|

- B. Consideration of the Notice of Publishing Legally Required Advertisements and Public Notices on Collier County's Designated Publicly Accessible Website Exhibit 6

- C. Consideration of Hogan Farms Deed to Brightshore CDD Exhibit 7

BUDGETARY MATTERS

4. Consideration of the Following Budgetary Matters:

- A. Consideration of District Financials through December 31, 2025. Exhibit 8

CONSTRUCTION MATTERS

5. Consideration of the Following Construction Matters:

None to be considered at this time.

FINANCING MATTERS (Continuation of Meeting to Monday, January 26, 2026, at 2 p.m.)

6. Consideration of the Following Financing Matters:

- A. Consideration of Updated Series 2026 Bonds Engineer's Report Exhibit 9
- B. Consideration of Updated Series 2026 Bonds Assessment Methodology Report Exhibit 10
- C. Consideration of Delegated Award Resolution Exhibit 11
- D. Update on Financing Plan, timeline and assessments.

OTHER BUSINESS

7. Staff Reports

- A. District Manager
- B. District Legal Counsel
- C. District Engineer

8. Board Members' Comments/Requests

9. Public Comments

10. Adjournment

EXHIBIT 1



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

_ Russ Weyer
Brightshore CDD
707 Orchid DR # 100
Naples FL 34102-5014

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

NDN Naples Daily News 01/05/2026
NDN naplesnews.com 01/05/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/05/2026

Legal Clerk

Notary, State of WI, County of Brown

5.10.27

My commission expires

Publication Cost: \$213.68

Tax Amount: \$0.00

Payment Cost: \$213.68

Order No: 11932743

of Copies:

Customer No: 1126482

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors (the "Board") of the Brightshore Community Development District will hold a regular meeting of the Board on Monday, January 12, 2026 at 2:00 p.m. at the offices of Barron Collier Companies, 2600 Golden Gate Parkway, Naples, FL 34105.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

A copy of the agenda may be obtained at the offices of the District Manager, 707 Orchid Drive, Suite 100, Naples, Florida 34102, during normal business hours.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 269-1341, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Meetings may be cancelled from time to time without advertised notice.

District Manager
1/5/26

EXHIBIT 2

Russ Weyer

From: Amy Qunell <aqunell@barroncollier.com>
Sent: Sunday, November 16, 2025 7:26 PM
To: Russ Weyer
Subject: RE: Congratulations on your retirement!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Russ,

Thank you, it's been great working with you on the Brightshore Community Development District.

I'm retiring the end of November and resigning my seat on the Board.

Regards,
Amy

From: Russ Weyer <Rweyer@ree-i.com>
Sent: Sunday, November 16, 2025 7:32 AM
To: Amy Qunell <aqunell@barroncollier.com>
Subject: Congratulations on your retirement!

Good morning Amy,

Congratulations on your retirement! It's been a pleasure working with you on the Brightshore Community Development District over the past couple of years.

Could you please send me an email (a response to this email will suffice) letting the District know that you are retiring and will be resigning your seat on the Board so that the District Board can act on your resignation at the next Board meeting?

Thanks again for your service and best wishes on your retirement!

Regards,

Russ Weyer
President
Real Estate Econometrics, Inc.
Suite 100
707 Orchid Drive
Naples, FL 34102

(239) 269-1341

Rweyer@ree-i.com

REAL ESTATE ECONOMETRICS, INC

[HTTP://WWW.REE-I.COM](http://www.ree-i.com)

EXHIBIT 3

**BRIGHTSHORECOMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, RAMONA STOCKMAN, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me this _____ day of _____, 2026, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Brightshore Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

EXHIBIT 4

RESOLUTION 2026-1

A RESOLUTION OF THE BOARD OF SUPERVISORS UPDATING THE OFFICERS OF THE BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT, COLLIER COUNTY, FLORIDA FOR FISCAL YEAR 2025-2026; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Brightshore Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to update the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following persons are elected to the offices shown:

Chairperson	Nick Casalanguida
Vice Chairperson	Cee Cee Marinelli
Secretary	G. Russell Weyer
Assistant Secretary	Ramone Stockman
Assistant Secretary	Amanda Maurizi
Assistant Secretary	David Hurst
Treasurer	G. Russell Weyer
Assistant Treasurer	Nick Casalanguida

PASSED AND ADOPTED this 12th day of January 2026.

ATTEST:

**BRIGHTSHORE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 5

January 12, 2026

Brightshore Community Development District
c/o Barron Collier Companies
2600 Golden Gate Parkway
Naples, Florida 34105

Hogan Farms, LLC
c/o Barron Collier Companies
2600 Golden Gate Parkway
Naples, Florida 34105

Ladies and Gentlemen:

This Letter Agreement is entered into by and between Hogan Farms, LLC, a Florida limited liability company ("**Landowner**") and the Brightshore Community Development District, a local unit of special-purpose government established by Chapter 190, Florida Statutes ("**CDD**"). Hereafter, Landowner and CDD may each be referred to herein as a "**Party**" and collectively as the "**Parties**", as the context permits.

WHEREAS, Landowner is the Owner of the real property described in Exhibit "A" attached hereto ("**Brightshore Lands**"); and

WHEREAS, within 10 days of executing this Letter Agreement (and in order to facilitate the commencement of site-work that the CDD desires to commence), Landowner will convey the portion of the Brightshore Lands described in Exhibit "B", attached hereto to CDD by metes and bounds legal description (the "**Subject Property**"), and such conveyance will occur prior to the Brightshore Lands being platted; and

WHEREAS, for reference purposes, a copy of select sheets of the initial pending plat of the Brightshore Lands is attached hereto as Exhibit "C" (the "**Plat**"), and any reference hereinbelow to "tracts" within the Subject Property shall mean and refer to the tracts as depicted on the Plat; and

WHEREAS, Landowner and the CDD desire to enter into this Letter Agreement to evidence certain reserved rights as well as certain responsibilities with respect to certain portions of the Subject Property, as set forth more particularly hereinbelow.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration exchanged between the Parties, Landowner and CDD agree as follows:

1. Recitals. The foregoing recitals are true and accurate and are incorporated herein by reference.

2. Reservation of Fill Rights and Recreational Use Rights. Notwithstanding the conveyance of the Subject Property by Landowner to the CDD, Landowner expressly reserves unto itself and its express assignees: (a) all rights to utilize all fill excavated by or at the direction of the CDD from any portion of the Subject Property, and (b) all rights of recreational use and enjoyment over the future lakes to be excavated by or at the direction of the CDD over the portion of the Subject Property included within Tracts L-1 and L-3 of the Plat.

3. Future Conveyance Tracts. Notwithstanding the conveyance of the Subject Property by Landowner to the CDD, CDD agrees that:

- a. with respect to Tracts CTY-1, CTY-2, R-1, R-3, and R-4 of the Plat, CDD shall convey such Tracts to Collier County (for no compensation to the CDD) at such time as directed in writing by Collier County or Landowner (it being understood

that the conveyance of such tracts may be requested on a tract-by-tract basis or all at once, at the election of Collier County); and

- b. with respect to Tracts C-8 and C-13 of the Plat, CDD shall convey such Tracts to the Brightshore Master Property Owners' Association, Inc. (for no compensation to the CDD) when directed to by Landowner (it being understood that the conveyance of such tracts may be requested on a tract-by-tract basis or all at once, at the election of Grantor). In addition, it is agreed that no CDD bond funds (nor any other CDD funds) shall be used to improve Tracts C-8 or C-13 of the Plat (it being expressly agreed that any horizontal or vertical improvements made to such tracts shall be paid for by one or more 3rd parties other than the CDD); and
- c. with respect to Tracts D-1, D-2, D-3 and D-4 of the Plat (each a "Lake Embankment Tract", at such time as the CDD has completed its construction of the lake embankment work within each of such Tracts, the CDD shall communicate and coordinate in good faith with Landlord (and the applicable third-party builder that owns the neighborhood tract adjacent to the applicable Lake embankment tract) and will convey the applicable Lake Embankment Tract to the applicable builder in exchange for concurrent payment by such builder to the CDD of the applicable embankment tract payment as set forth in the table below:

Lake Embankment Tract	Embankment Tract Payment
D-1	\$108,480
D-2	\$147,120
D-3 & D-4	\$182,987

4. Post Closing Agreement. Any active Collier County permits at the time of the land conveyance to the CDD (as contemplated herein) affecting the Subject Property, and not related to the Construction of District Facilities, shall be the sole responsibility of the Landowner to close-out, at no expense to the CDD, and the Landowner shall indemnify the CDD for any liens or actions from Collier County resulting from said permits.

5. Miscellaneous. Landowner shall have the right, but not the obligation, to record a memorandum of this agreement against all or any portion of the Subject Property. In addition, the Parties agree to cooperate and work in good faith at all times prior to the date that the conveyances contemplated by Section 3, above, have been completed, for the purposes of confirming and effectuating the spirit and intent of this Agreement. This Agreement shall be governed under Florida law and venue for any proceeding shall be exclusively in Collier County, Florida. If any Party defaults under its obligations under this Agreement, the other Party shall be entitled to pursue all legal and equitable remedies available under applicable law, but expressly excluding lost profits, special or punitive damages; however, nothing herein

shall be deemed a waiver by the CDD of its sovereign immunity rights under Florida law. This Agreement may be executed in counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument. Signatures hereon transmitted by facsimile or electronic means shall be deemed original for all purposes.

<p>HOGAN FARMS, LLC, a Florida limited liability company By: Barron Collier Corporation, a Florida corporation Its: Manager</p> <p>By: _____ Jeff Sonalia, Vice President</p> <p>By: _____ Brian Goguen, Vice President</p>	<p>BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Fla. Stat. Ch. 190, located in Collier County, FL</p> <p>By: _____ Nick Casalanguida, Chairperson of the Board of Supervisors</p> <p>ATTESTATION OF DISTRICT MANAGER:</p> <p>By: _____ _____, District Manager</p>
---	--

Exhibit "A"

Brightshore Lands

All that part of Sections 18 and 19, Township 47 South, Range 28 East, Collier County, Florida, being more particularly described as follows:

BEGINNING at the Southwest corner of Section 19, Township 47 South, Range 28 East, Collier County, Florida, thence along the west line of said Section 19 North 00°33'31" West 50 feet to the point of beginning; thence along the West line of said Section 19, North 00°33'31" West 5,270.74 feet to the Northwest corner of said Section 19;

Thence North 89°45'17" East 334.22 feet;

Thence North 69°40'33" East 50.52 feet;

Thence North 00°56'08" West 670.62 feet;

Thence North 08°52'06" West 331.28 feet;

Thence North 20°54'48" East 142.49 feet;

Thence North 62°14'48" East 1,355.44 feet;

Thence South 65°52'47" East 954.64 feet;

Thence South 70°01'14" East 119.08 feet;

Thence South 63°39'15" East 628.77 feet;

Thence North 40°34'56" East 32.99 feet;

Thence North 23°38'28" East 362.36 feet;

Thence North 48°50'20" East 54.54 feet;

Thence South 66°01'50" East 199.07 feet;

Thence South 50°25'20" East 954.27 feet;

Thence South 18°52'22" East 748.23 feet;

Thence South 83°10'21" East 306.85 feet;

Thence South 01°04'51" East 317.74 feet;

Thence South 00°49'55" East 322.25 feet;

Thence South 06°24'15" East 262.61 feet;

Thence South 07°19'29" West 501.06 feet;

Thence South 01°08'37" East 195.96 feet;

Thence South 10°00'20" West 569.45 feet;

Thence South 23°28'05" West 264.33 feet;

Thence South 04°25'45" West 627.49 feet;

Thence South 18°15'57" East 240.55 feet;

Thence South 10°16'07" East 189.28 feet;

Thence South 07°36'19" East 254.95 feet;

Thence South 05°42'25" West 41.75 feet;

Thence South 04°38'57" West 44.03 feet;

Thence South 04°38'58" West 320.97 feet;

Thence South 19°59'54" West 103.00 feet;

Thence South 20°59'47" West 58.20 feet;

Thence South 20°48'49" West 35.19 feet;

Thence South 24°49'22" West 151.37 feet;

Thence South 24°52'40" West 90.30 feet;

Thence South 36°52'12" West 337.31 feet;

Thence South 01°41'16" West 574.06 feet;

Thence South 08°29'08" East 37.23 feet to a point on the Northerly right of way of County Road South 846 according to Road Book 1, page 69 of the Public Records of Collier County, Florida;

Thence along said Northerly right of way for the following five (5) described courses:

Thence South 89°39'03" West 690.88 feet;

Thence 393.04 feet along the arc of a circular curve concave North having a radius of 2,814.93 feet through a central angle of 08°00'00" and being subtended by a chord which bears North 86°20'57" West 392.72 feet;

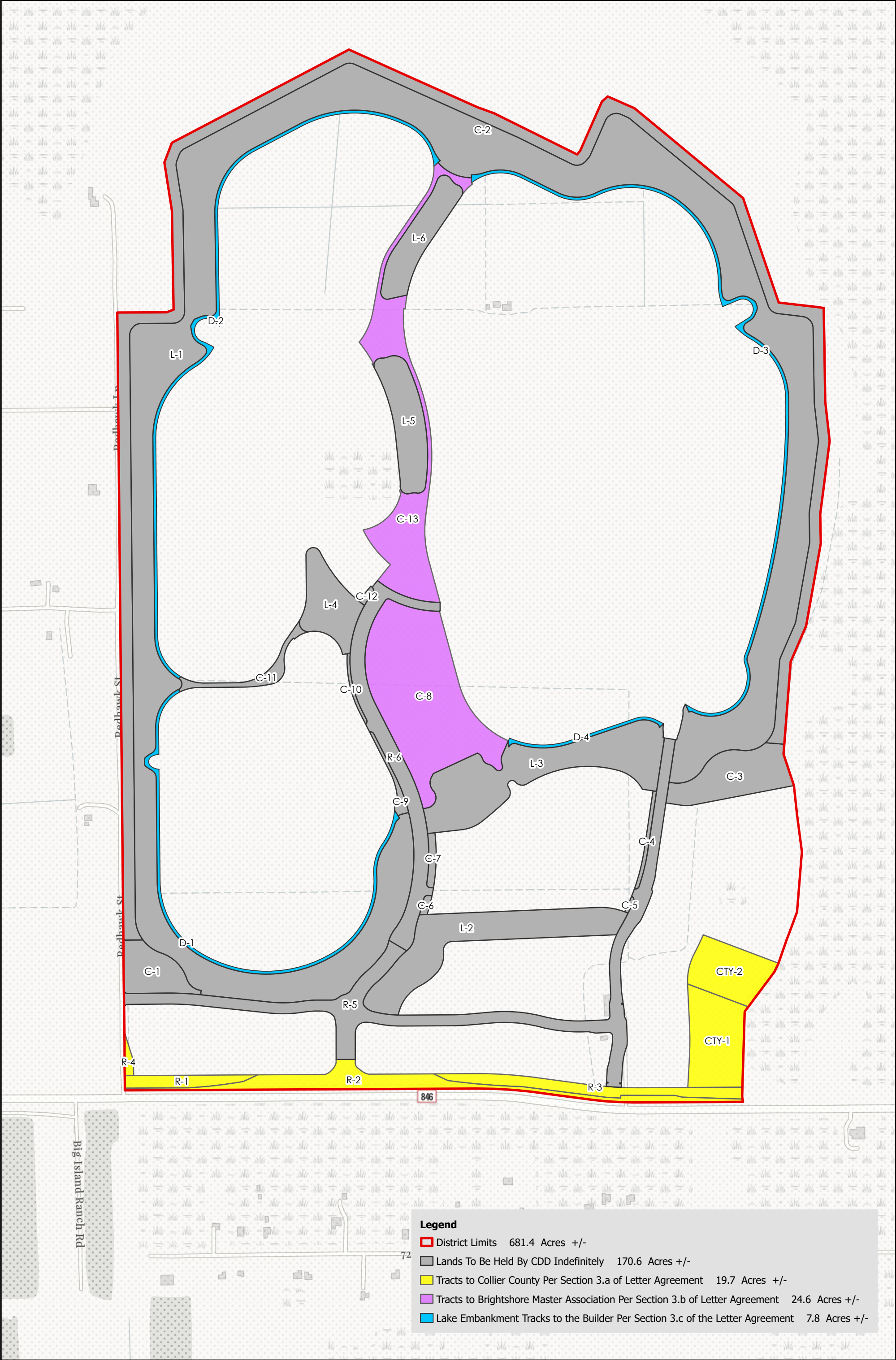
Thence North 82°20'57" West 337.32 feet;

Thence 406.15 feet along the arc of a circular curve concave South having a radius of 2,914.93 feet through a central angle of 07°59'00" and being subtended by a chord which bears North 86°20'27" West 405.82 feet;

Thence South 89°40'03" West 2,367.68 feet to the POINT OF BEGINNING.

Exhibit “B”

Subject Property (Lands being conveyed to the CDD)



Project: Brightshore

Map Title: Letter Agreement

Date: 1/6/2026

Notes:



Exhibit "C"

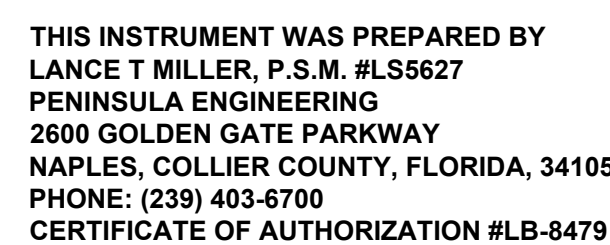
Sheet 3 of 24 of pending Initial Plat of Brightshore Lands

[See Attached]

PLAT BOOK PAGE
SHEET 3 OF 24

PLAT BOOK PAGE
SHEET 3 OF 24

LINE TABLE		
#	LENGTH	BEARING
L1	50.00	N0°33'31"W
L2	334.22	N89°45'17"E
L3	50.52	N89°40'33"E
L4	331.28	N8°52'06"W
L5	142.49	N20°54'48"E
L6	119.08	S70°01'14"E
L7	32.99	N40°34'56"E
L8	362.36	N23°38'28"E
L9	54.54	N48°50'20"E
L10	199.07	S66°01'50"E
L11	306.85	S83°10'21"E
L12	317.74	S1°04'51"E
L13	322.25	S0°49'55"E
L14	262.61	S6°24'15"E
L15	501.06	S7°19'29"W
L16	195.96	S1°08'32"E
L17	569.45	S10°00'20"W
L18	264.33	S23°28'05"W
L19	627.49	S4°25'45"W
L20	240.55	S18°15'57"E
L21	189.28	S10°16'07"E
L22	254.95	S7°36'19"E
L23	41.75	S5°42'25"W
L24	44.03	S4°38'57"W
L25	103.00	S19°59'54"W
L26	58.20	S20°59'47"W
L27	35.19	S20°48'49"W
L28	151.37	S24°49'22"W
L29	90.30	S24°52'40"W
L30	337.31	S36°52'12"W
L31	37.23	S8°29'08"E
L32	337.32	N82°20'57"W



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND
WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY
ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE
MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED
ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
THIS COUNTY.

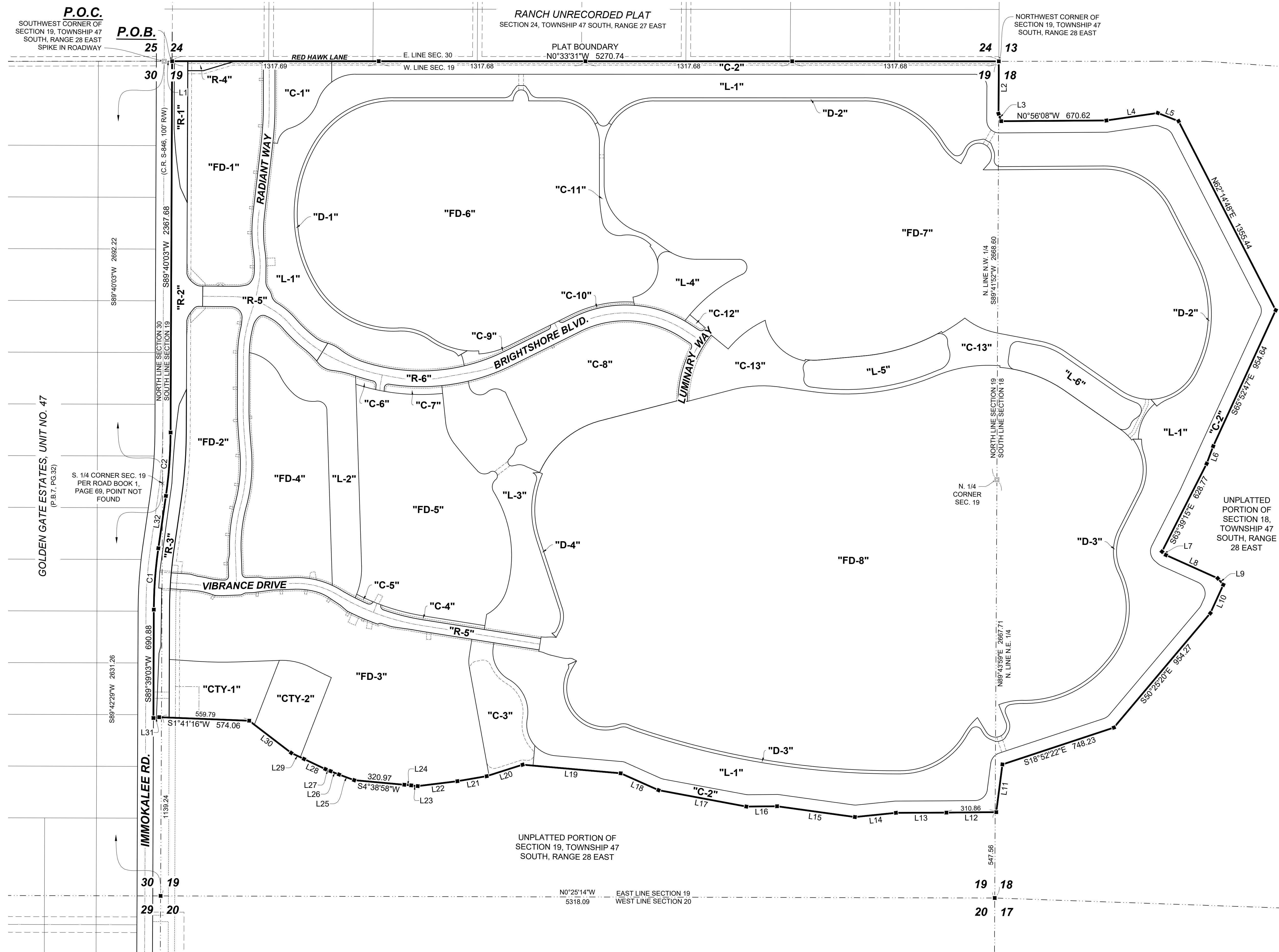


EXHIBIT 6

**Brightshore Community Development District
Notice of Publishing Legally Required Advertisements and Public Notices
on Collier County's Designated Publicly Accessible Website**

Notice of hereby given pursuant to Section 50.0311(6), Florida Statutes, that Brightshore Community Development District ("District") intends to utilize Collier County's designated publicly accessible website to publish legally required advertisements and public notices. Legal advertisements and public notices will be posted at: <https://notices.collierclerk.com/>. The District's utilization of Collier County's designated publicly accessible website shall begin on February 1, 2026. In accordance with Section 50.0311(6), Florida Statutes, property owners and residents within the District may receive legally required advertisements and public notices from the District by first-class mail or email upon registering their name and address or email address with the District Manager of the District. Registration for the receipt of legally required advertisements and public notices may be done by contacting the District Manager at Real Estate Econometrics, Inc., 707 Orchid Drive, Suite 100, Naples, Florida 34102, by calling (239) 269-1341 or by email at rweyer@ree-i.com.

District Manager
Brightshore Community Development District
<https://brightshorecdd.com/>

PUBLISHED: 1/21/2025

MEMORANDUM

RE: LEGAL NOTICES VIA PUBLICLY ACCESSIBLE WEBSITE

FROM: KUTAK ROCK LLP

DATE: JULY 20, 2022

HB 7049 passed during the regular 2022 legislative session and was signed by the Governor (codified in Chapter 2022-103, Laws of Florida). The bulk of these changes are in Chapter 50, Florida Statutes, including section 50.011, F.S. The changes require that notices that fall under the broad section of public notice publication requirements be reviewed for the updated requirements and options. Among these, the new section 50.0311, F.S., allows for notices to publish on a “publicly accessible website” as an alternative to a publication in print newspaper. The full text of section 50.0311, F.S. is enclosed as **Exhibit A**. Below applies a summary of the key provisions of this new option to noticing procedures for special districts. For specific questions, please consult your Kutak attorney.

Effective Date: The law takes effect January 1, 2023.

Which websites qualify as a publicly accessible website? Publicly accessible website means either:

- County’s official website; or
- Other private website designated by the county for the publication of legal notices

Note that not all websites (including some general publications’ websites) will qualify as a publicly accessible website. It is important to note that there is currently no uniform guidance on how a special district may obtain access to a county’s official website or confirm which private websites have been designated by the counties for the publication of legal notices. Thus, viability for publishing legal notices on a website should be assessed on a district to district, county to county basis as different jurisdictions start to get familiar with this new option. It is also possible that each counties will adopt its own rules, policies or procedures to address some of these outstanding questions prior to the date the law takes effect.

What types of notices can be published on a website? Publication of notices via publicly accessible websites is available for most legally required notices including, but not limited to:

- Establishment hearing notices pursuant to amended section 190.001(1)(d), F.S.
- Budget and assessment hearing notices pursuant to Chapters 170, 190 and 197, F.S.
- District board of supervisors’ meeting notices
- Rulemaking notices pursuant to Chapter 120
- Request for Proposals/bid notices

Which districts can publish on a website? All special districts intending to publish legal notices on a publicly accessible website must first determine the following:

- Cost of publishing on a website must be less than the cost to publish in a newspaper
- Notices must be published in a publicly accessible website **in each county within which the district boundaries** are located
- If a district is located in a county with a population of less than 160,000 persons, it must first hold a public hearing to determine that its residents have sufficient access to the internet by broadband service and publishing on a website will not unreasonably restrict public access (note – for a district spanning two counties, the 160,000 population test will be applied to the county with at least 75% of the district’s population)

As reported by the 2020 U.S. Census, approximately half of Florida counties have a population of less than 160,000. Thus, it is important for district managers to confirm the current county population for each district.

If a district is publishing notices on a website, are there additional requirements?

- **Form of Notice** – In addition to the specific legal requirements of a particular notice, website notices must be in a searchable form and include the date of the publication.
- **Additional Notice & Registry of Recipients** – If a district uses a publicly accessible website, the district must also give notice in a newspaper at least annually that property owners and residents may receive legal notices from the district by first class mail or email upon registering with the district. The district must maintain a registry of such requests.
- **Notice of Bidding** - If a publicly available website is used for notice of bidding, bids must be able to be submitted electronically.
- **District Website** - If a district publishes legal notices on a publicly accessible website, a link to legal notices must be conspicuously placed on the district’s website homepage (in addition to a link on the publicly accessible website’s homepage).

Are there other changes from this legislation affecting a district’s noticing procedures if the district is still publishing in a newspaper?

- The criteria for which newspapers can be used for print publication generally reverts back to pre-2021 requirements. If a district changed the newspaper where it printed notices, district managers should review the new criteria to be sure the newspaper of choice is still eligible.
- The statutory form affidavit for proof of publication was also revised.

What now?

First, evaluate what notices are currently published by the district and in what places. Determine costs and whether the current newspaper is still eligible for such notices.

Second, confirm with the applicable county to ascertain whether its website will meet the criteria for publication and what arrangements it will have for notices from other jurisdictions, including costs or charges.

Third, don't forget that in a county with population of less than 160,000, the district has to determine internet accessibility of residents.

Fourth, don't be surprised if in the 2023 session, this law is again the subject of discussion and debate!

EXHIBIT A

50.0311 Publication of advertisements and public notices on a publicly accessible website and governmental access channels.—

(1) For purposes of this chapter, the term “governmental agency” means a county, municipality, school board, or other unit of local government or political subdivision in this state.

(2) For purposes of notices and advertisements required under s. 50.011, the term “publicly accessible website” means a county’s official website or other private website designated by the county for the publication of legal notices and advertisements that is accessible via the Internet. All advertisements and public notices published on a website as provided in this chapter must be in searchable form and indicate the date on which the advertisement or public notice was first published on the website.

(3) A governmental agency may use the publicly accessible website of the county in which it lies to publish legally required advertisements and public notices if the cost of publishing advertisements and public notices on such website is less than the cost of publishing advertisements and public notices in a newspaper.

(4) A governmental agency with at least 75 percent of its population located within a county with a population of fewer than 160,000 may use a publicly accessible website to publish legally required advertisements and public notices only if the governing body of the governmental agency, at a public hearing that has been noticed in a newspaper as provided in this chapter, determines that the residents of the governmental agency have sufficient access to the Internet by broadband service, as defined in s. 364.02, or by any other means, such that publishing advertisements and public notices on a publicly accessible website will not unreasonably restrict public access.

(5) A special district spanning the geographic boundaries of more than one county that satisfies the criteria for publishing and chooses to publish legally required advertisements and public notices on a publicly accessible website must publish such advertisements and public notices on the publicly accessible website of each county it spans. For purposes of this subsection, the term “special district” has the same meaning as in s. 189.012.

(6) A governmental agency that uses a publicly accessible website to publish legally required advertisements and public notices shall provide notice at least once per year in a newspaper of general circulation or another publication that is mailed or delivered to all residents and property owners throughout the government’s jurisdiction, indicating that property owners and residents may receive legally required advertisements and public notices from the governmental agency by first-class mail or e-mail upon registering their name and address or e-mail address with the governmental agency. The governmental agency shall maintain a registry of names, addresses, and e-mail addresses of property owners and residents who have requested in writing that they receive legally required advertisements and public notices from the governmental agency by first-class mail or e-mail.

(7) A link to advertisements and public notices published on a publicly accessible website shall be conspicuously placed:

(a) On the website's homepage or on a page accessible through a direct link from the homepage.

(b) On the homepage of the website of each governmental agency publishing notices on the publicly accessible website or on a page accessible through a direct link from the homepage.

(8) A governmental agency that has a governmental access channel authorized under s. 610.109 may also include on its governmental access channel a summary of all advertisements and public notices that are published on a publicly accessible website.

(9) A public bid advertisement made by a governmental agency on a publicly accessible website must include a method to accept electronic bids.

Effective January 1, 2023

EXHIBIT 7

EXHIBIT 7

DEED FORTHCOMING

EXHIBIT 8

Brightshore Community Development District
Cash Flow
December 31, 2025

	<u>Total</u>
Revenue	
1101000 Cash Carry Over	0.00
1363116 Off Roll Assessments	\$ 75,737.50
Total Revenue	<u>\$ 75,737.50</u>
Expenditures	
1100000 Administrative	
1512100 Management Consulting Services	\$ 10,500.00
1513000 Miscellaneous Expense	0.00
1513014 Website Hosting & Management	2,145.00
1513020 Office Expense	232.06
1513030 Bank Fees	0.00
1513048 District Filing Fee	175.00
1513055 Legal Advertising	533.20
1513070 Auditing Services	0.00
1513075 Accounting Services	1,200.00
1513080 General Engineering Services	1,500.00
1513090 Engineer - Construction Review	573.75
1513100 Insurance- General Liability	5,512.00
1514010 Legal Services	4,430.40
1514012 Legal Services - Series 2023 Construction	7,595.00
1519001 Miscellaneous	0.00
Total 1100000 Administrative	<u>\$ 34,396.41</u>
Total Expenditures	<u>\$ 34,396.41</u>
Net Cash Flow	<u><u>\$ 41,341.09</u></u>

BRIGHTSHORE CDD BUDGET TO ACTUAL THROUGH 12/31/2025

FY 2024-2025 Budget Line Item	FY 2025-2026 Budget	Cash Flow (10/31/25)	Remaining (9/30/26)
ADMINISTRATIVE			
Management Consulting Services	\$42,000.00	\$10,500.00	\$31,500.00
Lien Book, MBS Capital, Tax Collector, U.S. Bank	15,000.00	0.00	15,000.00
Assessment Roll Prep for Property Appraiser	3,500.00	0.00	3,500.00
Office Supplies / Miscellaneous	500.00	232.06	267.94
Bank Fees	0.00	0.00	0.00
Accounting Services/On-Line QB Subscription	6,000.00	1,200.00	4,800.00
Auditor	7,000.00	0.00	7,000.00
DAO Insurance	6,800.00	5,512.00	1,288.00
Legal Advertising	7,500.00	533.20	6,966.80
State Filing Fee	175.00	175.00	0.00
Legal Services	20,000.00	4,430.40	15,569.60
Legal Services - Construction	20,000.00	7,595.00	12,405.00
Engineering Services	15,000.00	1,500.00	13,500.00
Engineering Services - Construction Review	5,000.00	573.75	4,426.25
Website Design and Hosting	3,000.00	2,145.00	855.00
Miscellaneous Services	0.00	0.00	0.00
FIELD OPERATIONS			
Offsite Mitigation Maintenance	0.00	0.00	0.00
	\$151,475.00	\$34,396.41	\$117,078.59

BRIGHTSHORE CDD BALANCE SHEET THROUGH 12/31/2025

ASSETS	Total
Current Assets	
Bank Accounts	
1101000 Checking	\$89,835.91
8101000 Checking	\$139.57
Total Bank Accounts	<u>\$89,975.48</u>
TOTAL ASSETS	<u><u>\$89,975.48</u></u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	-\$36,983.20
Other Current Liabilities	
8204000 Construction Advances Repaid with Bonds	<u>\$805,620.92</u>
Total Current Liabilities	<u>\$768,637.72</u>
Total Liabilities	\$768,637.72
Equity	
Retained Earnings	-\$693,889.33
Net Income	<u>\$15,227.09</u>
Total Equity	<u>-\$678,662.24</u>
TOTAL LIABILITIES AND EQUITY	<u><u>\$89,975.48</u></u>

EXHIBIT 9

EXHIBIT 9

Updated Series 2026 Bonds

Engineer's Report Forthcoming

EXHIBIT 10

EXHIBIT 10

Updated Series 2026 Bonds

Assessment Methodology Report

Forthcoming

EXHIBIT 11

EXHIBIT 11

Updated Series 2026 Bonds

Delegated Award Resolution

Forthcoming