

**MINUTES OF MEETING
MCJUNKIN AT PARKLAND
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the McJunkin at Parkland Community Development District was held on Thursday, March 12, 2026, at 10:00 a.m. at 7200 Knight Street, Parkland, Florida

Present and constituting a quorum were:

Ron Yuter	Chairman
Larry Reese	Vice Chairman
Stuart Goldner	Assistant Secretary
Jarold Skolnick	Assistant Secretary

Also present were:

Andrew Gill	District Manager
Ginger Wald	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Gill called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
November 13, 2025 Meeting**

Mr. Gill: Next is No. 2, this is the approval of the minutes of the November 13, 2025 meeting and those minutes are included in your packet. Are there any additions, deletions or corrections?

On MOTION by Mr. Yuter seconded by Mr. Reese with all in favor, the Minutes of the November 13, 2025 Meeting were approved.

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THIRD ORDER OF BUSINESS

**Consideration of Resolution
#2026-01 Approving the Proposed
Fiscal Year 2027 Budget and
Setting the Public Hearing**

Mr. Gill: Next for the main part of today's meeting is consideration of resolution #2026-01 this approves the proposed budget for fiscal year 2027 and will set your public hearing to adopt that budget. If we can jump down to page 8 and 9 of your packet, I've also provided a paper copy of the proposed budget. Again, the assessments were made flat, this District is purely administrative and repayment of the bonds, so the numbers here have remained practically the same as last year, there are a few minor things that have changed.

Mr. Yuter: Hearing no additional comments I make a motion that we approve the resolution.

Mr. Reese: I agree.

Mr. Gill: Ok, so in addition to approving the budget as presented we also need to set the date for the public hearing to adopt the budget, we would need a 60 day buffer between today's date and the date that we're actually going to adopt, and that next date would be potentially June 11th would be the earliest that we could have it but, I know summer plans happen so, we can also do July, or we could also do August. Let me just check to see what we did last year.

Mr. Yuter: June 11th is fine with me if it's ok with the other Board members.

Mr. Skolnick: Right now it's good for me, yes.

Mr. Yuter: Ok, what's an alternative date?

Ms. Wald: It could be anytime because you have to advertise anyway.

Mr. Yuter: Ok, I'll be back on the 14th, so let's do that way.

Ms. Wald: You could the July date if you want to do that, or whatever you want.

Mr. Gill: So July 9th?

Mr. Reese: July 9th, we can change it to July 9th if you want.

Mr. Gill: Alright.

Mr. Yuter: So July 9th, at what time please?

Mr. Gill: 10:00 a.m.

Mr. Yuter: Ok

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Mr. Gill: So, this is resolution #2026-01 approving the proposed fiscal year 2027 budget as presented, and setting the public hearing to adopt that budget for July 9, 2026 at 10:00 a.m. in this location, 7200 Knight Street, Parkland, Florida 33067.

On MOTION by Mr. Yuter seconded by Mr. Reese with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on July 9, 2026 at 10:00 a.m. at 7200 Knight St., Parkland, Florida was approved.

Mr. Gill: So, that's that, we will also advertise that, and there will be a public hearing so we may have members of the public present.

FOURTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2025

Mr. Gill: Next is item No. 4, this is the required audit for last year, so the audit has been completed by your auditor, and it's an audit ending for the year ending September 30, 2025 which is included in your agenda. This a clean audit.

Mr. Yuter: Are you looking for a motion?

Ms. Wald: Yes, motion to accept.

Mr. Gill: Yes, motion to accept the audit.

On MOTION by Mr. Skolnick seconded by Mr. Yuter with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

FIFTH ORDER OF BUSINESS

Discussion of Procedures for the General Election

Mr. Gill: Next is item No. 5 which is required by law that I go over the procedures for the general election that's up coming. You have two seats that will be up for election, those are seat #1, which is Mark Marguiles, and seat #2 which is Jerold Skolnick. My office will send out information for registration if you haven't done that before, I believe there's a short window between June 8th and June 12th.

Ms. Wald: Noon to noon.

Mr. Gill: They need to physically go there, right?

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Ms. Wald: You don't have to physically go there, you can print out everything offline, I don't know if you can do it online in Broward County, and complete it, you take the oath of office, you fill that out and get a notary to sign it, and you pay the \$25, and you submit it, and so anybody in the community who lives here can run for the seat and they have to do the same procedure. If nobody runs against you, you're reappointed into your seat, if nobody fills anything out, you stay in the seat anyway until you resign.

Mr. Yuter: And might I ask a question here, how do other residents know there's availability to run on the Board.

Ms. Wald: We are announcing it here today.

Mr. Yuter: And where is it advertised?

Mr. Gill: So, our meeting calendar for the year is advertised in the local paper, I'm not sure exactly what paper.

Ms. Wald: Well, he's asking about the advertisement for the election, no, it is not a separate advertisement. What is required by law is making the announcement, the announcement has been made in this meeting, we've already last time entered into the agreement with Broward County Supervisor of Elections, they will perform the election, it would be different if we were doing the election, we're not, they are. Their website, Broward County Supervisor of Elections website, with Joe Scott, he has a listing of all of the local governments that are up for election and when they are. You may or may not have noticed, we just had an election on Tuesday, with a lot of the local governments, that was handled through the Supervisor of Elections, all that information is on their webpage, all that information on their page for the November election, the general election, which is when we have people elected for CDDs, we utilize the general election but, that is what is required legally for anyone to know. My recommendation is if you have anybody that is interested, just give them the information, you can give them the information for Andrew or just the office, and so they can provide all that information to them. We love all of you, we wish you would all stay but, if someone see that their schedule is not working or I have other things going on, you can find someone else to take your place, that is very helpful because the more we have as to engagement and having full 5 bodies, the better shot we have or having our meetings and not having to reschedule.

Mr. Reese: Well, it's good you answer that question, so are we saying there's going to be 5 members on the Board, if we wanted to increase it to 6 or 7 could we do that?

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Ms. Wald: No, the maximum is 5, you must have at least 3, if we do not have 3, and again, I use the word live, if we do not have 3 live bodies in a meeting we can't have it, so we must have a minimum of 3 people.

Mr. Reese: Well I think we have 5 good bodies.

Ms. Wald: We do, this is a good board and most of you show up, and I've very happy when I come here because I know I'm going to have people here on time and we're going to have a meeting.

Mr. Reese: I just want to make sure that other members of the community are aware that this is a CDD and if they want to run they have that opportunity.

Ms. Wald: Sure and you can do whatever you want individually, if you want to direct Andrew to something specifically for the community, it's not something you have to do legally but, if you want to do that you can, you can have a posting at the clubhouse, or can do whatever you want.

Mr. Reese: At this stage right now I'm happy.

Ms. Wald: I think it's fine what we're doing because that's all that's necessary, and we've made that announcement. You can also tell them it's that whopping \$200 per meeting maximum, and since we only meet 2 to 3 times a year, it's not going to be a money maker for them.

Mr. Reese: Ok.

Mr. Skolnick: Can you send me what I need in order to do that?

Ms. Wald: Yes, Andrew will you please send that over.

Mr. Skolnick: Can you help me with what I need to do in order to remain on the Board?

Ms. Wald: Yes, to Jerold and also to Mark so they know what they're supposed to do.

Mr. Gill: Ok, so you may get that Monday from my office.

Mr. Skolnick: Ok.

Mr. Gill: So, we'll send you all of the information about what to do, the timing for it and the documents that you need to fill out.

Mr. Skolnick: Ok.

Ms. Wald: And it's not that hard.

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Mr. Skolnick: I do have a question, I noticed that somebody, so I'm on the Homeowners Board here, Triple Falls, and somebody made reference to the fact that my being on this Board and that Board might be a conflict.

Ms. Wald: No, it is not a conflict, it has nothing to do with it, they are independent of each other, the only time that anything could come about is if you are not acting for the CDD part, not the HOA part, is if you are not acting in the best interest and have your fiduciary responsibility as a CDD Board member, and I have yet to see that with anybody in this group and this Board, that's when you would run into problems. The only other time which would be a potential violation of the Florida Sunshine Law, which you've all done your ethics training so I know you all know it well is that, if you had let's say one of your HOA Board meetings, and Ron was there with you at that meeting, and you starting discussing together CDD business, that would be a violation of the Sunshine Law but, I know because everybody took their serious training for the 4 hours, that no one would ever do that but, the answer is, in and of itself, no and you can tell them the CDD attorney told you.

SIXTH ORDER OF BUSINESS

Staff Reports

Mr. Gill: Alright, let's jump down to staff reports, Ginger.

A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure

Ms. Wald: Ok, I actually have a few things for you, the first thing is in your tablets, and don't ask me what page but, in your tablets, we provided to Andrew as the District manager our requests for the following fiscal year that you just approved the proposed budget, for an increase of our hour rate and I'm going to go through it. So, our hourly rate has been the same since 2018, so only 8 years, and so the rate that we have right now is \$290 an hour for partners, and \$225 an hour for associates. We looked at the CPI, and it's 28.5% from 2018 to this year, 2026, we are not asking for that full increase, we are asking for much less, and we are asking for \$325 per hour for partners and \$250 per hour for associates but not to go into effect until your following fiscal year, October 1, 2026. The budget that you just passed as the proposed budget, I still believe even with this increase we will be well under that budgetary amount and in fact probably when we do the final approval we can probably reduce it, because it says \$18,000 and we are no longer,

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because now this is an administrative CDD, there's not much left to do, before in the beginning we had a lot of work to do, so that probably can be reduced which will also make you happy for the final approval as well but, it will be well within these numbers. So our request is if you would approve this with a motion to approve with that effective date of October 1, 2026, and I'll answer any questions that you have.

On MOTION by Mr. Goldner seconded by Mr. Skolnick with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

Ms. Wald: I do have one other thing, the legislative session, the regular session is done, there were many bills that passed, of course they're all sitting on the Governor's desk since it just ended, so we need to see which one he signs, and there will be a special session but, it doesn't actually affect CDDs. There was one bill that did pass, that will affect CDDs and I will go into it when we do our memorandum of which bills were passed but, I believe the Governor will sign this one. There is now a possibility of a recall election, CDDs that are happy they won't need to recall. So, a recall election is, and I'll use Parkland as an example since you live in Parkland, you have a commissioner that's elected to the commission, seat #1, Commissioner Joseph, you do not like Commissioner Joseph, he's not showing up, he's not paying attention, he's not answering people, he's not doing a good job, etc., you can actually go forward as a resident and put forward a petition to recall him from that election and in that seat, it's a rare thing but, it is something that you have the ability to do as a voter and a resident in the City of Parkland. CDDs never had that, the only way to remove somebody from that elected seat would be by the Governor, and there's only a handful of reasons, you get convicted for crime, that's the ones we normally see with the commissioners, and we personally have not seen this really as a problem here in South Florida, on the west coast of Florida is where it started, there was a problem where people would be in the seat, they'd be appointed and then would never show up. Remember I said before it's extremely important, and you guys are fantastic all 5 of you showing up to have that to conduct business, but they were not able to conduct business. So, the only way to get rid of these people, sitting in these seats and not showing up would be the ability for recall, so that is something that's going to be new and again, I'll go over it because we'll actually have it, the Governor will sign off on it and it

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will become a law in Florida. There were a few other things, more minor, a lot of it you already do because you are in Southeast Florida dealing with South Florida Water Management District, so again it's not going to affect you directly but, you will probably get that, we'll probably do that at the July meeting, I think that would probably be the best time because we'll have the memo done by then, and that's it.

Mr. Gill: Thank you Ginger.

B. Engineer

Mr. Gill: District engineer, we don't have anything specifically from the engineer. If you have questions I can relay those.

C. Manager

Mr. Gill: Nothing from the District manager, I will get you all the election procedures in the next week or so and all the documents, and if you have questions about them I can always answer those.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Mr. Gill: Next is item No.7, financial reports, we have the check register for your approval and that is on page 54, and the page after that shows all of the payments.

Mr. Yuter: Hearing no conversation on the matter, I'll make a motion for approval.

On MOTION by Mr. Yuter seconded by Mr. Reese with all in favor, the Check Register was approved.
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Mr. Gill: Alright, the unaudited financials are included as well, they're not required to be approved but, they are for your records, this through February 28, 2026.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Gill: Next is Supervisor's requests and audience comments, and there are no members of the public present on TEAMS. Supervisors, any additional requests?

Mr. Skolnick: No.

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NINTH ORDER OF BUSINESS

Adjournment

Mr. Gill: Ok, I'm just looking for a motion to adjourn.

On MOTION by Mr. Skolnick seconded by Mr. Reese with all in favor, the Meeting was adjourned.

Signed by:

Andrew Gill

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Secretary / Assistant Secretary

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[Signature]

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Chairman / Vice Chairman

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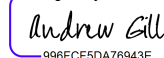
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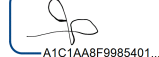
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