

**MINUTES OF MEETING
TRANQUILITY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tranquility Community Development District was held on Wednesday, **May 20, 2025** at 2:00 p.m. at 5445 S. Washington Ave. Floor, Titusville, Florida.

Present and constituting a quorum were:

Gary Allen Jr.	Chairman
Ken Belshe	Vice Chairman
William Livingston	Assistant Secretary
Clint Smith	Assistant Secretary

Also, present were:

Jeremy LeBrun	District Manager, GMS
Rodney Honeycutt	District Engineer

The following is a summary of the discussions and actions taken at the May 20, 2025 Tranquility Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 2:00 p.m. Four Supervisors were in attendance and Mr. Livingston and Mr. Smith were sworn in prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun stated there were no members of the public present to provide comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2025-01 Certifying Results of the November 5, 2024 Landowners' Election

Mr. LeBrun stated at the Landowners' election Mr. Livingston and Mr. Smith received 300 votes and Mr. Lusby received 298 votes. He noted Mr. Lusby resigned after the election. He added both Mr. Livingston and Mr. Smith will serve four-year terms.

On MOTION by Mr. Belshe, seconded by Mr. Livingston, with all in favor, Resolution 2025-01, Certifying Results of the November 5, 2024 Landowners' Election, was approved.

B. Acceptance of Resignation of Supervisor Lusby, Seat 5

Mr. LeBrun asked for a motion to accept the resignation of Mr. Lusby.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, Accepting the Resignation of Supervisor Lusby, Seat 5, was approved.

C. Appointment of Individual to Fill Vacant Seat 5

Mr. LeBrun stated the Board can nominate a candidate to take over Mr. Lusby's position or they can defer this item until the next meeting. The Board decided to defer this item to the next meeting.

D. Administration of Oaths of Office to Newly Elected Supervisors

Mr. LeBrun stated Mr. Livingston and Mr. Smith were sworn in prior to the meeting.

E. Consideration of Resolution 2025-02 Electing Officers

Mr. LeBrun stated anytime a Board member is elected, they must hold an election of officers. He added the current slate of officers is Mr. Allen Jr. as Chairman, Mr. Belshe as Vice Chair and Mr. Livingston and Mr. Smith are Assistant Secretaries. He noted the Board has the ability to change the slate of officers if they so wish.

Mr. Smith motioned to leave the slate of officers the same.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, Resolution 2025-02, Keeping the Same Slate of Officers, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the August 14, 2024
Board of Supervisors Meeting and November
5, 2024 Landowner Meeting**

Mr. LeBrun presented the minutes of the August 14, 2024 Board of Supervisor's meeting and the November 5, 2025 Landowners' meeting and asked for any comments, corrections, or questions. Hearing no changes to the minutes, he asked for a motion to approve.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, the Minutes of the August 14, 2024 Board of Supervisors Meeting and the November 5, 2025 Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03
Approving the Fiscal Year 2026 Proposed
Budget and Setting a Public Hearing**

Mr. LeBrun presented the resolution on page 24 of the agenda package. He noted this resolution sets the cap on the budget. Once this resolution is approved, the Board can make changes, however they cannot increase the budget. He added the public hearing must be at least 60 days after the proposed budget is approved and they are suggesting August 8, 2025 to have the public hearing.

Mr. Belshe asked when is the latest they can hold the meeting. Mr. Lebrun stated they must adopt the budget by September 30, however, they like to have it adopted before that date.

Mr. Lebrun presented the budget on page 26 of the agenda package. He stated Phases 1 and 2 assessments are on roll and Phase 3 assessments are direct billed. Mr. Lebrun noted there was a slight increase on the expenditures for inflation costs. He added this is the first year that Operations and Maintenance has been on the budget and that section of the budget was worked out with the developer. He noted these expenses will be billed as they are actually realized. Page 30 of the agenda package starts the explanations for each line item.

Mr. Livingston asked if they have any Capital Reserves. Mr. Lebrun stated that is something they will start to think about soon, however they do not at the current moment.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, Resolution 2025-03 Approving the Fiscal Year 2026 Proposed Budget and Setting August 8, 2025 as the Public Hearing Date, was approved.

Mr. Allen Jr. asked if the insurance number includes the O&D. Mr. Lebrun stated it includes the Public Official related insurances and if there are any capital items the CDD will maintain or own, they will get added. He noted Egis gives them quotes for the upcoming year that they base their budget off of.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report from the attorney, the next item followed.

B. Engineer

Mr. Honeycutt had nothing to report.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. LeBrun presented the unaudited financials through March 31, 2025. No action is required by the Board.

ii. Ratification of Funding Requests No. 31-37

Mr. LeBrun presented Funding Requests No. 31-37 and asked for ratification.

On MOTION by Mr. Smith, seconded by Mr. Livingston, with all in favor, Funding Requests No. 31-37, were ratified.

iii. Presentation of Registered Voters – 3

Mr. LeBrun stated there are currently three registered voters in the District. He noted after six years of the District being formed and once they have 250 voters, the Board will start the transition to the residents.

iv. Reminder of Form 1 Filing Deadline – July 1st

Mr. LeBrun reminded the Board to file their Form 1s by July 1, 2025 and to complete the required four hours of ethics training by the end of the year.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun asked for a motion to adjourn the meeting.

On MOTION by Mr. Smith, seconded by Mr. Belshe with all in favor, the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman