

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Confirm location of meeting and posting of meeting notices. Approve Agenda.
- C. Public Comment. Members of the public may express their views to the Board on matters that affect the CAB that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. CONSENT AGENDA

These routine items will be approved, adopted and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

- A. Approve the Minutes of the December 4, 2025 Special Meeting (enclosure).
- B. Approve the Minutes of the December 2 and December 9, 2025 CAB (and MD Nos. 1-3) Joint Work Sessions (enclosures).

III. FINANCIAL MATTERS

- A. Report on status of adherence to Payment Processing Schedule (enclosure).
- B. Review and consider acceptance of Financial Statements / Schedule of Cash Position (enclosure).
- C. Review Engineer's Report and Verification of Costs Report No. 51 Associated with Public Improvements, prepared by Schedio Group LLC, dated December 16, 2025. Consider acceptance of verified costs in the amount of \$92,933.22 (enclosure).
- D. Discuss and consider ratification/approval (as appropriate) of the payment of Claims as verified in the Engineer's Report No. 51, prepared by Schedio Group LLC, and pursuant to the Schedule of Cash Position (enclosure).

IV. CAPITAL/CONSTRUCTION MATTERS

- A. Report from Construction Committee [Directors Carro and Bauer].

V. BOND MATTERS

- A. Report from Bond Committee [Directors Knopinski and Wyszynski].

VI. LEGAL MATTERS

- A. Discuss Golf Course Matters [Bluebird Club LLC].

VII. OTHER BUSINESS

- A. Confirm a quorum for the February 5, 2026 Regular Board Meeting.

VIII. ADJOURNMENT

THE NEXT SCHEDULED BOARD MEETING IS FEBRUARY 5, 2026 AT 12:30 P.M.