

**MINUTES OF MEETING  
TAPESTRY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Tapestry Community Development District was held Thursday, January 29, 2026, at 10:01 a.m. at the offices of Hanson, Walter & Associates, 8 Broadway, Suite 104, Kissimmee, Florida.

Present and constituting a quorum were:

Raymond Sanchez	Chairman
Anderson Moran	Assistant Secretary
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Bennett Davenport	District Counsel
Pete Glasscock	District Engineer
Ashley Hilyard	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 10:01 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the June 24, 2025,  
Meeting**

On MOTION by Mr. Sanchez, seconded by Mr. Moran, with all in favor the minutes of the June 24, 2025, meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01 General  
Election Qualifying Period and Procedure**

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Mr. Davenport stated this is an election year and Seats 1 and 2 are up for general election, which will be conducted by the Osceola County Supervisor of Elections. This resolution declares these seats subject to the upcoming general election and instructs the Supervisor of Elections to conduct that election. Candidates must file the necessary paperwork during the qualifying period, which runs from noon on June 8 through noon on June 12.

Mr. Franklin joined the meeting during the Fourth Order of Business

On MOTION by Mr. Sanchez seconded by Mr. Moran with all in favor Resolution 2026-01 General Election Qualifying Period and Procedure was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02  
Authorizing Spending Limits**

Ms. Adams stated district counsel prepared a resolution establishing standard spending limits commonly used by CDDs in Central Florida. The District Manager may approve non-budgeted, unexpected expenses up to \$2,500 when delay would materially impact District operations. For example, an irrigation outage could result in landscape damage if not addressed promptly. The Chairman may approve expenses up to \$10,000. Any expenditures approved outside a meeting will be presented to the Board for ratification at the next meeting.

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor Resolution 2026-02 Authorizing Spending Limits was approved.

**SIXTH ORDER OF BUSINESS**

**Ratification of Fiscal Year 2025 Audit  
Engagement Letter with DiBartolomeo,  
McBee, Hartley & Barnes**

Ms. Adams stated the next item is ratification of the audit engagement letter with DiBartolomeo, McBee, Hartley & Barnes. The Board previously approved a multi-year agreement, and the engagement letter is consistent with that approval. Staff seeks to execute audit engagement letters promptly because the audit is due June 30 each year. The Chairman executed the engagement letter, and staff requests ratification.

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On MOTION by Mr. Franklin seconded by Mr. Moran with all in favor the Engagement Letter with DiBartolomeo, McBee, Hartley & Barnes to perform the Fiscal Year 2025 audit was ratified.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Data Sharing & Usage Agreement with Osceola County Property Appraiser**

Ms. Adams stated this is an agreement whereby the district is agreeing that any confidential and exempt records that are provided by Osceola County to the district we will not disclose that confidential and exempt information to the public.

On MOTION by Mr. Franklin seconded by Mr. Moran with all in favor the Data Sharing & Usage Agreement with the Osceola County Property Appraiser was ratified.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Davenport stated the legislative session is currently underway, we are monitoring a few bills currently working their way through committee.

**B. Engineer**

Mr. Glasscock stated staff requested the engineer review a retaining wall showing signs of erosion. The engineering team identified a contractor capable of performing the work and will conduct a site visit to further evaluate conditions and assist staff as needed.

Ms. Adams stated Ashley will be in communication with the vendor and coordinate with Pete. Ultimately the proposal that they provide with a detailed scope will be reviewed by the district engineer. This is a situation where we may have a proposal between meetings that we would want to rely on our spending threshold to move forward with the repair.

**C. Manager**

Ms. Adams stated that at the last meeting the Chairman requested quarterly maintenance reports from field management. Those reports are now being provided at the end of each calendar quarter to keep the Board apprised of field projects and activities between meetings.

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**i. Approval of Check Register**

On MOTION by Mr. Moran seconded by Mr. Franklin with all in favor the Check Register was approved.

**ii. Balance Sheet and Income Statement**

An unaudited copy of the financial report was included in the agenda package.

**D. Field Manager**

Ms. Hilyard reported on projects completed in 2025, including erosion repairs at pond mitered ends with riprap installation, clearing stormwater inlets of debris to reduce flooding risk, fish-kill cleanup at Ponds 3 and 4, and fence repairs at the roundabout.

Ms. Hilyard also reported repairs to erosion at Tract L and ongoing evaluation of retaining wall conditions. She is obtaining quotes for landscape redesign at the overlook areas and twin ponds due to poor plant performance and irrigation constraints. She will be coordinating a pre hurricane drain inspection.

**NINTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no supervisor requests, the next item followed.

**TENTH ORDER OF BUSINESS**

**General Audience Comments**

Mr. Sanchez asked when is the next meeting?

In response to a question from Mr. Sanchez regarding the next meeting date, Ms. Adams stated the proposed budget would be presented in the March/April timeframe, with the public hearing approximately 60 days thereafter.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Sanchez seconded by Mr. Moran with all in favor the meeting adjourned at 10:45 a.m.

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Signed by:

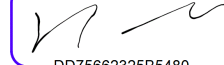
*Tricia Adams*

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Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman