

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 36

June 20, 2024

The Board of Directors (the "Board") of Brazoria County Municipal Utility District No. 36 (the "District") met in regular session, open to the public, on the 20th day of June, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Mark Nokelby	President
Emma Delgado	Vice President
Esther Flores	Secretary
Kimberly Stevens	Assistant Vice President
Paul Torres	Assistant Secretary

and all of the above were present, except Directors Flores and Torres, thus constituting a quorum.

Also attending the meeting were: Brett Guillot and Michael Kaska of Friendswood Development Company ("FDC"); Eric Ungar and Zach Wong of Skymark Development Company, Inc. ("Skymark"); Veronica Hernandez of McLennan & Associates, L.P.; Madeline James of Assessments of the Southwest, Inc.; Ryan Haynes of Environmental Allies; Angie Hartwell of Touchstone District Services; Dale Anzalone of Flock Safety; and Heather Kelly and Hope Palmer of Allen Boone Humphries Robinson LLP ("ABHR")

PUBLIC COMMENTS

There were no public comments received by the Board.

APPROVE MINUTES

The Board considered approving the minutes of the May 9, 2024, regular meeting. Following review and discussion, Director Nokelby moved to approve the May 9, 2024, regular meeting minutes, as presented. Director Stevens seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Hernandez reviewed the bookkeeper's report with the Board, a copy of which is attached. Following review and discussion, Director Nokelby moved to approve the bookkeeper's report and payment of the bills. Director Stevens seconded the motion, which passed unanimously.

DISUSS ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference and considered approving the eligible expenses of the directors who attended, subject to compliance with the District's Travel Reimbursement Guidelines. The Board considered authorizing attendance at the AWBD winter conference in Austin, Texas from January 24-25, 2025.

After review and discussion, Director Nokelby moved to: (1) approve the reimbursement of the eligible expenses from the AWBD summer conference; and (2) authorize attendance of any interested director at the AWBD winter conference. Director Delgado seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. James presented and reviewed the tax report from May, a copy of which is attached, including the delinquent tax roll.

Following review and discussion, Director Nokelby moved to approve the tax report and payments to be made from the tax account. Director Stevens seconded the motion, which passed unanimously.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon"), to proceed with the collection of the 2023 delinquent tax accounts as of July 1, 2024.

Following review and discussion, Director Nokelby moved to authorize Perdue Brandon to proceed with the collection of delinquent taxes. Director Stevens seconded the motion, which passed unanimously.

ENGINEERING MATTERS

There was no engineering report presented to the Board.

UNLIMITED TAX BOND, SERIES 2024

Ms. Kelly updated the Board on the status of bond application for the Series 2024, Unlimited Tax Bonds.

AUTHORIZE AUDITOR TO PREPARE DEVELOPER REIMBURSEMENT REPORT

The Board considered engaging McGrath & Co., PLLC ("McGrath") to prepare a developer reimbursement report for amounts to be reimbursed to the developers from the proceeds of the anticipated bond issue.

Following review and discussion, Director Nokelby moved to approve McGrath to prepare the developer reimbursement report. Director Stevens seconded the motion, which passed unanimously.

DEEDS, EASEMENTS, AND CONSENTS TO ENCROACHMENT, AND ABANDONMENT OF EASEMENTS

Ms. Kelly presented Access and Utility Easements for Board consideration for the FDC development in Kendal Lakes, Section 12.

The Board discussed an additional entrance and exit to the District to help alleviate issues with traffic. Mr. Unger stated that a traffic study report is being conducted to submit to Texas Department of Transportation regarding additional access to the community.

Following review and discussion, Director Nokelby moved to approve the Access and Utility Easements, subject to final review by ABHR. Director Delgado seconded the motion, which passed unanimously.

PARK PROJECTS AND UTILIZATION OF OPEN SPACE AND RECREATIONAL MATTERS

Ms. Kelly presented a revised cost summary on behalf of KGA Deforest Design, LLC for the proposed park projects in the District. Discussion ensued and the Board requested that the District's website provider create a survey for members of the community to vote on which park amenities they prefer.

REPORT ON MAINTENANCE OF DISTRICT FACILITIES

Mr. Haynes reviewed a detention maintenance report with the Board, a copy of which is attached.

SECURITY MATTERS

The Board discussed the installation of Flock Security cameras at the entrance and exit to District and reviewed a Services Agreement Order Form among the District, Flock, and Fort Bend County for Board consideration.

The Board requested that the District's website provider post an announcement on the District's website regarding information about the Flock Security system.

Following review and discussion, Director Nokelby moved to approve the Services Agreement Order Form, with the locations as discussed, authorize ABHR to coordinate with the City of Alvin, and direct that it be retained in the District's official records. Director Delgado seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

Ms. Hartwell reviewed a communications report related to the District's website, a copy of which is attached.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Ungar and Mr. Kaska updated the Board on development in the District.

Ms. Kelly discussed the Developer Financing Agreement between the District and FDC and presented an Acknowledgment to Assignment from FDC to JEN HOLDCO 24 for Board approval.

Following review and discussion, Director Nokelby moved to approve the Acknowledgement to Assignment from FDC to JEN HOLCO 24, subject to final review by ABHR. Director Stevens seconded the motion, which passed unanimously.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.



Secretary, Board of Directors

(SEAL)



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