

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF BASTROP §

WILDWOOD MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of Wildwood Municipal Utility District (also sometimes referred to herein as the "District") met in special session, open to the public, at 10225 Research Boulevard, Austin, Texas 78759, at a designated office of the District on Tuesday, May 21, 2024 at 11:30 a.m., and the roll was called of the members of the Board to-wit:

Billy Wayne (Trey) Newby III	President
Hudson Hall	Vice President
John Azar	Secretary
Fred Nagel	Treasurer/Assistant Secretary
Suzan Leigh Randall	Assistant Secretary

All members of the Board were present at the commencement of the meeting, except Director Newby. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Andy Barrett of Barrett & Associates, PLLC ("Barrett & Associates") via telephone, Kimberly Studdard, paralegal, of Winstead PC ("Winstead"), Faris Abboushi of HR Green Development TX, LLC ("HR Green"), engineers for the District, and Justin Taack of Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District. Additionally, Bob Wunsch of Atlantis WKA Bastrop, LLC, representing owners and developers of land within the District, was present as well.

The meeting was called to order, and evidence was presented that public notice of such meeting had been given as required by law.

1. The Board called for public communications and comments, however none being heard, the Board moved on to the next item of business.

2. The Board acknowledged receipt of the minutes of the meeting of the Board of Directors conducted on February 13, 2024, and following a full review and upon motion by Director Nagel, seconded by Director Azar and unanimously carried, the Board approved such minutes as written.

3. The Board next acknowledged receipt of the minutes of the meeting of the Board of Directors conducted on April 18, 2024, and following a full review and upon motion by Director Randall, seconded by Director Azar and unanimously carried, the Board approved such minutes as written.

4. There being no developer's report, the Board proceeded with the agenda, and Mr. Barrett discussed with the Board ratification of prior contracts and agreements entered into by the District, and it was noted that construction is expected to begin in June according to District engineers and developers, and out of an abundance of caution, Mr. Barrett would like the Board to ratify all prior contracts and agreements executed on behalf of the District. A brief discussion ensued, and following a full review and upon motion by Director Nagel, seconded by Director Azar and unanimously carried, the Board approved ratification of prior contracts and agreements entered into by the District.

5. Mr. Abboushi with HR Green then discussed the status of construction projects currently underway, and it was noted that District engineers have received five (5) contracts signed by the contractor for the following sections:

- a) Bastrop 455 – Spine 'A' & Parcel 5;
- b) Bastrop 455 – Parcel 6 North;
- c) Bastrop 455 – Parcel 6 South;
- d) Bastrop 455 – Parcel 7 East; and
- e) Bastrop 455 – Parcel 7 West.

The Board was reminded that ProDirt Services LLC provided the combined low base bid in the lump sum amount of \$15,101,949.50, and Mr. Abboushi discussed in detail two change orders received in the following amounts which Mr. Abboushi noted were below the maximum limit allowed under the Water Code and necessary and beneficial for the District's development. After a brief discussion, and upon motion by Director Randall, seconded by Director Hall, the Board unanimously approved the following recommended change orders under the above stated contracts and authorized advertisement of additional bids, if necessary:

Change Order No. 1 (\$2,128,575.90); and
Change Order No. 2 (\$1,184,433.89).

It was noted that the developer is looking to start construction in 60-90 days and that a Donation Agreement is currently being negotiated with TxDOT. Additionally, it was noted that the development team is discussing the various annexation and exclusion parcels and consents needed with regard thereto.

6. Regarding updates to the proposed addition of lands into the District, Mr. Barrett noted he had nothing to add at this time.

7. The Board then heard a report from the District's attorney, and Mr. Barrett noted director per diems were increased in the prior legislative session to \$221 instead of \$150 per day. Upon motion by Director Randall, seconded by Director Azar, the Board approved an increase in per diems to match the approved increase and to prorate any per diems issued after the effective date of said law.

8. The Board was then presented with an Amended Order Designating Offices Outside the District, and it was noted that the previous Order was amended to update Winstead's new office


address. Upon motion by Director Randall, seconded by Director Azar, the Board unanimously approved an Amended Order Designating Offices Outside the District and publication of Notice regarding same.

9. Mr. Taack provided the Board with an update with regard to the District's bank account and status of director payments, and it was noted that action was needed with regard to director and vendor payments presented in the Cash Activity Report. It was noted that Bott & Douthitt would hold their check until developer funding was received, and it was noted that the checks for the meeting that day would only include the old per diem so the difference would be prorated and included moving forward. Upon motion by Director Randall, seconded by Director Azar, disbursement of checks as presented on the Cash Activity Report for the meeting that day were unanimously approved.

10. It was noted that there was no need to set a next meeting date at such time, and the Board recessed for lunch at 11:50 a.m. at which time Director Hall left the meeting.

11. At 12:36 p.m. the meeting reconvened, and there being no further business to conduct, Director Randall moved that the meeting be adjourned, which motion was seconded by Director Azar, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 5th day of December, 2024.



John Azar, Secretary
Board of Directors
Wildwood Municipal Utility District

(DISTRICT SEAL)

