

**MINUTES OF MEETING
OF THE BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTIES OF HARRIS AND MONTGOMERY §

EAST LAKE HOUSTON MANAGEMENT DISTRICT §

The Board of Directors (the “Board”) of East Lake Houston Management District (the “District”) met in special session, on June 9, 2026, at 340 N. Sam Houston Parkway, Suite 140, Houston, Texas 77060, a designated meeting location outside the District. The roll was called of the members of the Board, to-wit:

William Glen Woodson	Chairman	Position 3
Michael Lacy	Vice Chairman	Position 1
Zach Dehghanpoor	Secretary	Position 2
James Shipman	Assistant Secretary	Position 4
Ryan Allen	Assistant Secretary	Position 5

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were: Mr. Joe Fogarty and Mr. John Speer, developers of lands within the District; Mr. Jody Pepitone of ANDCO, LLC (“ANDCO”); Ms. Chasity Mazzuca of FdR Consulting, LLC (“Engineer”); Mr. Tony Bonaventure and Mr. Michael Mittman of Precision Utility, LLC (“Operator”); Ms. Darsey Norton, attorney, of Winstead PC; and Mr. Matt Dustin of Southstate Bank. The following attended the meeting by telephone conference: Ms. Ujaala Rashid-Ferraro, attorney, and Ms. Amy Bieber, paralegal, of Winstead PC; Ms. Lynda Fuqua of FdR Consulting, LLC; Ms. Kerry Ready, a developer of lands within the District; Mr. Tim Zarlengo of Municipal Capital Markets Group, Inc; and Mr. Matt Challis of Huntington Capital Markets.

The meeting was called to order at 12:00 p.m.

1. The Board opened the meeting to public communication or comment. Hearing none, Director Woodson moved that the Board close the public comment section of the meeting. Director Lacy seconded said motion, which carried unanimously.

2. The Board reviewed the Meeting Minutes for the June 2, 2026, meeting of the Board of Directors. Upon motion by Director Lacy, seconded by Director Woodson, and unanimously carried, the Board approved the minutes as presented.

3. The Board next recognized Ms. Fuqua, who presented to and reviewed with the Board an engineering report dated June 9, 2026, a copy of which is attached hereto as Exhibit “A”. Ms. Fuqua updated the Board with regard to engineering matters within the District and next recommended approval of action items Nos. 1-19 on the Engineer’s report. Following a discussion, Director Woodson moved that the Board (i) approve action items Nos. 1-19 on the

Engineer's report as recommended by the Engineer; and (ii) approve the Engineer's report as presented. Director Lacy seconded said motion, which carried unanimously.

4. Upon motion by Director Woodson, seconded by Director Lacy, and unanimously carried, the Board continued a public hearing on proposed assessments for the Crosby Pines development within the District at 12:23 p.m., and reviewed an updated draft of the Preliminary Service and Assessment Plan ("PSAP"), a copy of which is attached hereto as Exhibit "B". The Board recognized Mr. Dustin, who discussed the PSAP, method of assessment, and timeline for the issuance of assessment revenue bonds with the Board. Following a discussion and hearing no public comment, Director Woodson moved that the Board hold the public hearing open until the Board reconvenes on June 16, 2026, at 11:00 a.m. Director Lacy seconded said motion, which carried unanimously.

5. The Board deferred action with regard to an Assessment Order.

6. The Board deferred action with regard to an Order Authorizing the Issuance of East Lake Houston Management District Special Assessment Revenue Bonds, Series 2025A (Crosby Pines Improvement Area Project) (the "Crosby Pines Project Bonds").

7. The Board declined action with regard to any other documents related to the Crosby Pines Project Bonds.

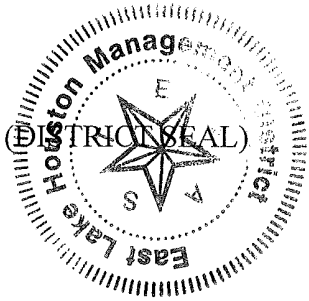
8. The Board deferred action with regard to an Amended and Restated Construction, Funding, and Acquisition Agreement and Crosby Pines Improvement Area Reimbursement Agreement by and between the District and 50 Crosby Pines, Ltd.

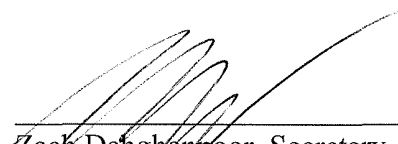
9. No formal report was heard from the developers.

There being no further business to conduct, Director Woodson moved that the meeting be adjourned at 12:24 p.m. Director Lacy seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 28th day of June, 2026.





Zach Dehghani, Secretary
Board of Directors
East Lake Houston Management District