

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 35,
OF FORT BEND COUNTY, TEXAS

Minutes of Meeting of Board of Directors
July 9, 2025

The Board of Directors ("Board") of Fort Bend County Municipal Utility District No. 35, of Fort Bend County, Texas ("District"), met in special session on July 9, 2025, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, in accordance with the duly posted notice of public meeting, and the roll was called of the duly constituted officers and members of said Board, as follows:

Piero Battistini	President
Sergio Handal	Vice President
Trevor Eynon	Secretary
Shah Haleem	Assistant Secretary
Garima D. Gupta	Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present were: Darrell Hawthorne of Municipal Accounts & Consulting, L.P. ("MAC"); Esther Flores of Tax Tech, Inc. ("Tax Tech"); Jeff Safe of Brown & Gay Engineers, Inc. ("BGE"); Dawn Mouton of Inframark ("Inframark"); Cheyenne Evans of Champions Hydro-Lawn, Inc. ("Champions"); Daniel Kaplanek of Tree60 LLC ("Tree60"); Jeremy Roach and Wouter Blakborn of Apollo IT Consulting ("Apollo"); Joelle Hardin of the Griffin Elementary Parent Teacher Association ("Griffin PTA"); various members of the public attending virtually via Zoom, including Meng Xiuping, Ningneng Xu, Vedprakash Mehndiratta, Atma Ram, Bharan Ayalasomayajula, and Amit Chawla; and Kate Henderson and Kate Gribble of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before it.

COMMENTS FROM THE PUBLIC

The Board began by opening the meeting for public comments. In connection therewith, Mr. Mehndiratta and Mr. Ram addressed the Board regarding the fraudulent transfers from the District's investment account. Mr. Ram requested that the Board provide monthly updates regarding the matter. Ms. Henderson advised the members of the public that the fraudulent transfers are currently under investigation and the information provided in the District's press releases as well as the actions taken by the Board in connection therewith are available via the District's website. She further reported that the information on the District's website is the only information publicly available at this time and that should the District have additional information to provide to the public, such information will be posted to the website.

Mr. Ayalasomayajula next discussed with the Board a request for a public restroom in the District's Family Park and an unmaintained area of a drainage ditch located next to Beckendorff Junior High athletic fields that has become overgrown. Following discussion, the Board concurred to add an item to the agenda for next month's regular Board of Directors meeting to discuss the construction of a public restroom. Ms. Henderson then advised the drainage ditch would be addressed under a forthcoming agenda item.

APPROVAL OF MINUTES

As the next order of business, the Board considered approval of the minutes of its meetings held on May 21, 2025, June 4, 2025, and June 18, 2025. After discussion, Director Battistini moved that the minutes for the May 21, 2025, June 4, 2025, and June 18, 2025 Board meetings be approved, as written. Director Haleem seconded said motion, which unanimously carried.

REQUEST FROM GRIFFIN ELEMENTARY SCHOOL FOR CONTRIBUTION OF FUNDS FOR PLAYGROUND IMPROVEMENTS

Ms. Hardin next discussed with the Board the fundraising package for Phase 2 Griffin Elementary School's exterior playground improvements and requested the Board consider contributing to Phase 2. Following discussion, the Board deferred consideration of a contribution at this time and advised the Board would consider the request at a future Board meeting pending the status of the investigation into the fraudulent transfers of the District's investment account. The Board then directed SPH to contact Ms. Hardin every two (2) months to let her know if this item would be included on the following month's agenda.

BOOKKEEPER'S REPORT

Mr. Hawthorne presented to and reviewed with the Board the Bookkeeper's Report prepared by MAC dated July 9, 2025, a copy of which is attached hereto as **Exhibit A**. Following discussion, it was moved by Director Battistini that the Bookkeeper's Report be approved and the disbursements identified therein be approved for payment, except for check no. 10051, which was voided. Director Eynon seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Flores presented to and reviewed with the Board the Tax Assessor-Collector Report for the month ending June 30, 2025, a copy of which is attached hereto as **Exhibit B**. Following discussion, it was moved by Director Gupta, seconded by Director Battistini and unanimously carried, that the Tax Assessor-Collector Report be approved as presented and that the disbursements identified therein be approved for payment.

DELINQUENT TAX REPORT

Ms. Henderson presented to and reviewed with the Board a Delinquent Tax Report dated July 9, 2025, from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's delinquent tax

collections attorneys, a copy of which is attached hereto as **Exhibit C**. The Board noted there were no action items in the report.

FORT BEND COUNTY CONSTABLE'S OFFICE ("FBCCO") ACTIVITY REPORT

The Board deferred consideration of a Monthly Contract Deputy Activity Report for the month of June 2025, noting that no written report had been received from the FBCCO at this time.

ENGINEER'S REPORT

Mr. Safe presented to and reviewed with the Board a written Engineer's Report dated July 9, 2025, a copy of which is attached hereto as **Exhibit D**, relative to the status of various engineering and construction projects within the District, and discussed the matters contained therein. After discussion, it was noted that no action was required by the Board in connection with the Engineer's Report at this time.

DETENTION AND DRAINAGE FACILITIES REPORT ("D&D REPORT")

Ms. Evans next presented to and reviewed with the Board a Detention and Drainage Facilities Report ("D&D Report") dated July 9, 2025, prepared by Champions, for LPC and corresponding photographs, a copy of which is attached hereto as **Exhibit E**. Mr. Kaplanek then introduced himself to the Board as a certified arborist working with Champions and discussed services he provides on behalf of Champions. Directors Battistini and Handal next discussed erosion of a pipe along LPC that is maintained by Meadowbrook Farms Golf Club (the "Golf Club") and requested that Champions include photos of the channel on future reports to monitor such erosion and that Champions advise the Golf Club of same.

STORMWATER MANAGEMENT PROGRAM ("SWMP")

The Board deferred consideration of the status of the District's Stormwater Management Plan ("SWMP") at this time.

OPERATIONS AND MAINTENANCE REPORT

Ms. Mouton presented to and reviewed with the Board the Operations and Maintenance Report ("O&M Report") for the month of May 2025, a copy of which is attached hereto as **Exhibit F**. In connection therewith, Ms. Mouton presented two (2) accounts to be referred to collections in the total amount of \$30.27.

Ms. Mouton then reported that the District had approximately 92% water accountably for the reporting period and discussed repairs made throughout the District. Ms. Mouton reminded the Board that on May 20, 2025, a main water line near Netleaf Garden Drive and Chamomile Meadow Trail was damaged by a contractor for Seven Meadows Community Association, Inc. ("Seven Meadows"), and advised the water accountably is due to water loss in connection with the main water line break. Following discussion, Ms. Mouton advised that Inframark is preparing an invoice for cost of repairs and an estimate for the amount of water lost due to the water line break

to bill to Seven Meadows. She next reported that the District's Sanitary Sewer Televising and Cleaning project is underway. Director Handal requested that Inframark provide an aerial photo of the areas being surveyed in connection with same to be presented at next month's Board meeting.

Ms. Mouton next advised the Board that the pump controller screen at Lift Station No. 2 needs to be replaced. She then presented to and reviewed with the Board a proposal for one Multismart iPSM legacy HMI screen in the amount of \$2,822.00 plus the cost of labor, a copy of which is included with the O&M Report.

After discussion, Director Handal moved that (i) Inframark be authorized to refer two (2) delinquent accounts to collections, as recommended by Inframark, and (ii) the proposal for the Multismart iPSM legacy HMI screen in the amount of \$2,822.00 plus the cost of labor be approved. Director Haleem seconded the motion, which unanimously carried.

MAINTENANCE OF DISTRICT'S PARK FACILITIES

The Board next considered the annual maintenance of the District's Family Park and Dog Park (the "Parks"). Following a lengthy discussion, the Board deferred consideration of proposals for annual maintenance of the park and authorized Director Handal to coordinate with Inframark and Champions on a concentrated scope of maintenance for the Parks to be reviewed by the Board at next month's meeting.

Ms. Flores exited the meeting at this time.

ENVIRONMENTAL PROTECTION AGENCY'S ("EPA") FINAL NATIONAL PRIMARY DRINKING WATER REGULATION FOR PFAS

The Board deferred consideration of the status of the District's compliance with the EPA's final National Primary Drinking Water Regulation for PFAS.

MAINTENANCE AGREEMENT BETWEEN THE DISTRICT AND SEVEN MEADOWS FOR CERTAIN DISTRICT DRAINAGE FACILITIES

The Board then considered the Maintenance Agreement between the District and Seven Meadows for maintenance of certain District drainage facilities. Ms. Henderson reminded the Board that, pursuant to the terms of the Maintenance Agreement, Seven Meadows is responsible for maintenance of said areas. In connection therewith, Mr. Safe presented to the Board aerial photos of the area located next to the Beckndorff Junior High athletic fields from May of 2014 and March of 2025, copies of which are attached hereto as **Exhibit G**, which show significant vegetative growth. Following discussion, Director Gupta advised that Seven Meadows had agreed to mow the area with significant vegetative overgrowth. The Board then concurred to perform the annual inspection of the District's drainage facilities with a Seven Meadows representative, as required by the Maintenance Agreement, in January of each year, and concurred that the District's Parks maintenance provider be the District's representative for such inspection.

DISTRICT WEBSITE AND MASS NOTIFICATION MESSAGING MATTERS

The Board next considered the continued operation of the District's website and its mass notification system. In connection therewith, Mr. Roach discussed with the Board the process for videoconferencing at the Board's regular meetings. He noted there was no action required by the Board at this time.

Mr. Safe exited the meeting at this time.

TENTH (10TH) YEAR ARBITRAGE REBATE CALCULATIONS FOR THE DISTRICT'S SERIES 2015 UNLIMITED TAX REFUNDING BONDS

Ms. Henderson next presented to and reviewed with the Board the Tenth (10th) Year Arbitrage Rebate Calculations Report for the District's Series 2015 Unlimited Tax Refunding Bonds (the "Bonds") prepared by Arbitrage Compliance Specialists, Inc. ("ACS"), dated May 20, 2025, for the calculation period March 25, 2015, to March 25, 2025, a copy of which is attached hereto as **Exhibit H**. In connection therewith, she informed the Board that ACS has completed said Report and noted that no arbitrage rebate payments are due to the United States Treasury, Internal Revenue Services for the Bonds for the reporting period.

ATTORNEY'S REPORT

The Board considered the attorney's report. In that regard, Ms. Henderson reported on her communications with CenterPoint Energy ("CenterPoint") regarding the status of the conversion to LED bulbs and painting of the decorative light poles within the District. She next advised the Board that a Legislative Summary of the 89th Regular Session of the Texas Legislature, prepared by SPH, was previously emailed to the Board. She then advised the Board to contact her should they have any questions concerning the matters discussed therein and that information regarding significant legislation which may be of interest to or impact to the water district industry would be forthcoming.

Mr. Safe exited the meeting during the above discussion.

CLOSED SESSION

The Board President announced at 3:29 p.m. that the Board would convene in Closed Session, as authorized pursuant to Texas Government Code, Section 551.071 to discuss matters protected by attorney-client privilege and Section 551.089 for deliberation regarding security. At this time, all those present, with the exception of the Board, Mr. Hawthorne, Ms. Henderson and Ms. Gribble, exited the meeting.

RECONVENE IN OPEN SESSION

The Board reconvened in Open Session at 3:53 p.m. with Director Battistini, Director Handal, Director Gupta, Director Haleem, Mr. Roach, Mr. Blakborn, Ms. Henderson and Ms. Gribble in attendance. No action was taken with regard to matters discussed in Closed Session.

FUTURE AGENDA ITEMS

The Board considered items for placement on future agendas. No other specific agenda items other than routine and ongoing matters, or those discussed above, were requested.

ADJOURNMENT OF MEETING

There being no further business to come before the Board, Director Battistini moved that the meeting be adjourned. Director Handal seconded said motion, which unanimously carried.





Secretary, Board of Directors

Table of Exhibits

Exhibit A:	Bookkeeper's Report
Exhibit B:	Tax Assessor-Collector's Report
Exhibit C:	Delinquent Tax Report
Exhibit D:	Engineer's Report
Exhibit E:	Detention and Drainage Facilities Report
Exhibit F:	Operations and Maintenance Report
Exhibit G:	Photo Exhibits of Drainage Area
Exhibit H:	Arbitrage Rebate Calculations Report