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

Minutes of Meeting of Board of Directors
August 6, 2025

The Board of Directors ("Board") of Fort Bend County Municipal Utility District No. 35, of Fort Bend County, Texas ("District"), met in regular session on August 6, 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, except Director Haleem, thus constituting a quorum. Director Haleem entered the meeting after it was called to order as noted herein.

Also present were: Anthea Moran and Sandy Lopez of Masterson Advisors LLC ("Masterson"); 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, LLC ("Inframark"); Kim Cosco and Cheyenne Evans of Champions Hydro-Lawn, Inc. ("Champions"); Jeremy Roach and Wouter Blakborn of Apollo IT Consulting ("Apollo"); various members of the public attending virtually via Zoom, including Milind Nalgirkar, Ning Li, Sravani Manne, Gokul Murugesan, and Akrit Kaur; 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. Murugesan, Ms. Kaur, Mr. Malgirkar, and Ms. Manne addressed the Board regarding a request for a public restroom in the District's Family Park.

Director Haleem entered the meeting during the above discussion.

APPROVAL OF MINUTES

As the next order of business, the Board considered approval of the minutes of its meeting held on July 9, 2025. After discussion, Director Battistini moved that the minutes for the July 9, 2025Board meeting be approved, as written. Director Haleem seconded said motion, which unanimously carried.

2025 TAX RATE RECOMMENDATION

Ms. Moran next presented the Board with a 2025 Debt Service Tax Rate Recommendation prepared by Masterson, a copy of which is attached hereto as **Exhibit A**, and reviewed Masterson's recommendation regarding the proposed 2025 debt service and maintenance tax rates. She advised that Masterson is recommending a proposed 2025 debt service tax rate of $0.235. A discussion ensued regarding the District's levy of a 2025 maintenance tax. Mr. Safe reminded the Board of the District's upcoming maintenance projects pursuant to the District's Capital Improvement Plan. There next followed a discussion concerning the requirements for notice of the District's intention to adopt a 2025 tax rate. Ms. Henderson advised that, pursuant to Section 49.236 of the Texas Water Code, as amended, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered. Ms. Henderson further advised that the information to be included in the notice is set forth in the Texas Water Code and includes the proposed tax rate to be adopted. She explained that the District must provide the notice by either (i) publishing it at least once in a newspaper having general circulation in the District at least seven (7) days before the date of the meeting at which the tax rate will be adopted, or (ii) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least ten (10) days before the date of the meeting. After discussion on the matter, Director Handal moved that (i) the Board accept the financial advisor's recommendation of a proposed 2025 debt service tax rate of $0.235 per $100 of assessed valuation, (ii) the Board provide notice of its intent to levy a 2025 debt service tax rate of $0.235 per $100 of assessed valuation and a 2025 maintenance tax rate of $0.0876 per $100 of assessed valuation, resulting in a combined 2025 tax rate of $0.3226 per $100 of assessed valuation, and (iii) Tax Tech be authorized to publish notice of the District's intention to adopt such 2025 tax rate at its next meeting in the form and at the time required by law. Director Battistini seconded said motion, which unanimously carried. The Board concurred that the notice should be published by Tax Tech in the *Katy Times* and directed Tax Tech to provide a copy of the notice to Apollo for posting on the District's website. .

BOOKKEEPER'S REPORT

Mr. Hawthorne presented to and reviewed with the Board the Bookkeeper's Report prepared by MAC dated August 6, 2025, a copy of which is attached hereto as **Exhibit B**. Mr. Hawthorne next presented a draft budget for the District's fiscal year ending September 30, 2026, a copy of which is included with the Bookkeeper's Report, and requested consultants and Board members review and provide comments prior to next month's Board meeting. He then presented the Board with a Summary of money market Funds for the Board's records relative to transactions made in the District's Money Market accounts. Following discussion, it was moved by Director Haleem that the Bookkeeper's Report be approved and the disbursements identified therein be approved for payment. Director Gupta 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 July 31, 2025, a copy of which is attached hereto as **Exhibit C**. Following discussion, it was moved by Director Battistini, seconded by Director Gupta 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 reported that a Delinquent Tax Report was not received this month from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's delinquent tax collections attorneys. She stated that the next quarterly report will be provided in October.

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

Ms. Henderson presented a Monthly Contract Deputy Activity Report for the month of July 2025, prepared by the FBCCO, a copy of which is attached hereto as **Exhibit D**. It was noted that no action was required by the Board in connection with the FBCCO Report at this time.

ENGINEER'S REPORT

Mr. Safe presented to and reviewed with the Board a written Engineer's Report dated August 6, 2025, a copy of which is attached hereto as **Exhibit E**, relative to the status of various engineering and construction projects within the District, and discussed the matters contained therein. He updated the Board regarding the future repairs to Little Prong Creek ("LPC") by Grand Lakes Water Control and Improvement District ("GLWCID") and advised that GLWCID is in the assessment stage of said repairs. 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

Mr. Cosco next presented to and reviewed with the Board a Detention and Drainage Facilities Report ("D&D Report") dated August 6, 2025, prepared by Champions, for LPC and corresponding photographs, a copy of which is attached hereto as **Exhibit F**. He noted that no action was required by the Board in connection with the D&D Report.

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 June 2025, a copy of which is attached hereto as **Exhibit G**. Ms. Mouton then reported that the District had approximately 97% water accountably for the reporting period and discussed repairs made throughout the District. She then reviewed with the Board an inspection report from Landscape Images of Texas relative to the District's park facilities. Ms. Mouton next updated the Board on the status of the Sanitary Sewer Televising and Cleaning project. Following discussion, Director Handal requested that Inframark submit the survey for same to BGE for review and that an aerial map of the sanitary sewer lines being surveyed be provided for the Board's review.

Ms. Mouton then advised the Board that Inframark has calculated an estimate for the water loss due to the main water line break near Netleaf Garden Drive and Chamomile Meadow Trail damaged by a contractor for Seven Meadows Community Association, Inc. ("Seven Meadows"). Following discussion, Ms. Mouton advised that Inframark is preparing an invoice to Seven Meadows for cost of repairs, plus 1,500,000 gallons of water to account for the amount of water lost due to the water line break.

The Board next considered the proposed joint fall community event (the "Joint Event") to be conducted in cooperation with Fort Bend County Municipal Utility District No. 34 ("No. 34"). Ms. Henderson advised SPH would inquire if No. 34 would agree to participate in the Joint Event. Following discussion, the Board concurred that the proposed date for the Joint Event be October 11, 2025, subject to No. 34 confirming their participation and agreeing to fund fifty (50%) of the total costs for planning and conducting the Joint Event.

Ms. Moran and Ms. Lopez exited the meeting during the above discussion.

MAINTENANCE OF DISTRICT'S PARK FACILITIES

The Board next considered the annual maintenance of the District's Family Park and Dog Park (the "Parks"). Ms. Mouton presented to and reviewed with the Board with two (2) proposed Landscape Management Agreements from Silversand Services for the District's park facilities, copies of which are attached hereto as **Exhibit H**. Ms. Evans then presented to and reviewed with the Board two (2) revised Annual Maintenance Budget proposals prepared by Champions for the District's park facilities, copies of which are attached hereto as **Exhibit I**. Following discussion, the Board deferred consideration of proposals for annual maintenance of the Parks. Director Handal requested to coordinate with Inframark on a more concentrated scope of maintenance for the Parks to be used to request revised proposals from Silversand Services or another third party contractor.

CONSIDER REQUEST FOR ADDITION OF A PUBLIC RESTROOM AT THE DISTRICT'S FAMILY PARK

The Board then considered the requests from members of the public for a public restroom at the District's Family Park. Mr. Safe advised the Board that the property on which the District's Family Park is located is designated as a drill site and discussed with the Board concerns that the site could become an active drill site at any time and therefore it may not be advised to construct such permanent structures. The Board then discussed several security concerns regarding a public restroom at the Family Park. Following discussion, the Board concurred to defer consideration of a public restroom at this time and requested BGE research the deeds and easements recorded in connection with the property for no more than one (1) hour in order to determine whether the District is allowed to construct a restroom at the Family Park.

Ms. Evans, Mr. Cosco, and Ms. Flores exited the meeting during the above discussion.

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.

DISTRICT WEBSITE AND MASS NOTIFICIATION MESSAGING MATTERS

The Board next considered the continued operation of the District's website and its mass notification system. In connection therewith, Mr. Roach presented to and reviewed with the Board an analytics report, a copy of which is attached hereto as **Exhibit J**, detailing trends in traffic to the District's website and the enrollment and usage of the notification system. He noted that there was no action required by the Board in connection with the report.

FORT BEND CENTRAL APPRAISAL DISTRICT CONSERVATION AND RECLAMATION DISTRICTS ELECTION BALLOT

Ms. Henderson advised that the District received correspondence from the Fort Bend Central Appraisal District ("FBCAD") Board of Directors dated July 22, 2025, in connection with the FBCAD's Conservation and Reclamation Districts Board of Directors 2025 Election Ballot and the District's voting entitlement. Ms. Henderson noted that the District is entitled to cast a total of two (2) votes and that the only candidate listed on the ballot is Paul Stamatis. Following discussion, the Board deferred casting a vote for the Conservation and Reclamation Districts Board of Directors 2025 Election.

ATTORNEY'S REPORT

The Board considered the attorney's report. In that regard, Ms. Henderson reported there was no update 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.

CLOSED SESSION

The Board President announced at 2:46 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, Ms. Henderson and Ms. Gribble, exited the meeting.

RECONVENE IN OPEN SESSION

The Board reconvened in Open Session at 2:56 p.m. with the Board, Ms. Henderson, Ms. Gribble, Mr. Roach and Mr. Blakborn 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 Haleem seconded said motion, which unanimously carried.

Secretary, Board of Directors

Table of Exhibits

Exhibit A:	2025 Tax Rate Recommendation
Exhibit B:	Bookkeeper's Report
Exhibit C:	Tax Assessor-Collector's Report
Exhibit D:	FBCCO Monthly Activity Report
Exhibit E:	Engineer's Report
Exhibit F:	Detention and Drainage Facilities Report
Exhibit G:	Operations and Maintenance Report
Exhibit H:	Landscape Management Agreements from Silversand Services
Exhibit I:	Annual Maintenance Budgets from Champions Hydro-Lawn, Inc.
Exhibit J:	District Website and Messaging Analytics Report