

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

Minutes of Meeting of Board of Directors
January 7, 2026

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 January 7, 2026, 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 had been called to order as noted herein.

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 and Allen Jenkins of Inframark, LLC ("Inframark"); Cheyenne Evans of Champions Hydro-Lawn, Inc. ("Champions"); Wouter Blakborn of Apollo IT Consulting ("Apollo"); various members of the public attending virtually via zoom; 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. No comments from the public were presented.

APPROVAL OF MINUTES

As the next order of business, the Board considered approval of the minutes of its meeting held on December 3, 2025. After discussion, Director Eynon moved that the minutes for the December 3, 2025, Board meeting be approved, as written. Director Handal seconded said motion, which unanimously carried.

AUDIT REPORT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2025

The Board deferred consideration of the Audit Report for fiscal year ended September 30, 2025.

STATUS OF CONTINUING DISCLOSURE REPORT

Ms. Henderson advised the Board that the annual continuing disclosure report will be prepared and filed by the District's disclosure counsel upon receipt of the final Audit Report for the District's fiscal year ended September 30, 2025.

BOOKKEEPER'S REPORT

Mr. Hawthorne presented to and reviewed with the Board the Bookkeeper's Report prepared by MAC dated January 7, 2026, a copy of which is attached hereto as **Exhibit A**. Following discussion, it was moved by Director Gupta that the Bookkeeper's Report be approved and the disbursements identified therein be approved for payment, including check no. 11125 payable to Seven Meadows Community Association, Inc. and excluding check no. 11031, which was voided. Director Handal seconded said motion, which was unanimously carried.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Flores presented to and reviewed with the Board the Tax Assessor-Collector Report for the month ending December 31, 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.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Ms. Henderson outlined for the Board the various tax exemptions available for the District, including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution, and Sections 11.13, 11.184 and 11.142 of the Tax Code, as amended. She advised that under said provisions, the District may provide for the exemption of up to 20% (but not less than \$5,000, if granted) of the market value of residential homestead improvements for the year 2026, and the District may also exempt residential homesteads of persons who are under a disability for purposes of payment of disability insurance benefits under the Federal Old Age, Survivors and Disability Insurance Act, or its successor, or persons sixty-five years of age or older from ad valorem taxes levied by the District during the calendar year 2026, and, if any such exemptions are granted, they must be for not less than \$3,000 of the market value of such homesteads. After further discussion of the matter, Director Gupta moved that (i) the District not grant the residential homestead exemption from ad valorem taxes levied by the District during the calendar year 2026, (ii) the District grant an exemption for persons under a disability or sixty-five years of age or older in the amount of \$35,000 from ad valorem taxes levied by the District during the calendar year 2026, and (iii) the Resolution attached hereto as **Exhibit C** relative to same be approved and adopted by the Board and District. Director Battistini seconded said motion, which was unanimously carried.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT PERSONAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, attached hereto as **Exhibit D**. Ms. Henderson advised the Board that it is authorized pursuant to Section 33.11 of the Texas Tax Code, as amended, to impose, under certain conditions, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due to the District on personal property accounts that become delinquent after February 1st of a year and that remain delinquent sixty (60) days after said date, as more fully described in said Resolution. After discussion, it was moved by Director Handal, seconded by Director Eynon and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes be adopted by the Board, and that Perdue, Brandon, Fielder, Collins & Mott, L.L.P. be authorized to proceed with the collection of the District's 2025 delinquent personal property accounts following proper notice as provided in said Resolution, including the filing of lawsuits, as necessary.

DELINQUENT TAX REPORT

Ms. Henderson presented to and reviewed with the Board a Delinquent Tax Report dated January 7, 2026, from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's delinquent tax collections attorneys. A copy of said report is attached hereto as **Exhibit E**. Ms. Henderson advised that no action is required by the Board in connection with he report.

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

The Board deferred consideration of the Monthly FBCCO Activity Report as it was noted no report was received.

ENGINEER'S REPORT

Mr. Safe presented to and reviewed with the Board a written Engineer's Report dated January 7, 2026, a copy of which is attached hereto as **Exhibit F**, relative to the status of various engineering and construction projects within the District, and discussed the matters contained therein. He then updated the Board that Storm Water Solutions, LLC confirmed they would repair the ShoreSox stabilization around the District's North Outfall Channel and detention pond. He noted that no action was required by the Board in connection with the Engineer's Report.

Director Haleem entered the meeting at this time.

DETENTION AND DRAINAGE FACILITIES REPORT

Ms. Evans next presented to and reviewed with the Board a Detention and Drainage Facilities Report ("D&D Report") dated January 7, 2026, prepared by Champions, for Little Prong Creek ("LPC") and corresponding photographs, a copy of which is attached hereto as **Exhibit G**. Mr. Safe then reviewed with the Board photos of two storm sewer outfalls located within Fort Bend County Municipal Utility District No. 34's ("No. 34") portion of LPC, copies of which are included in **Exhibit G**. He advised the storm sewer outfall that appears to be collapsed is part of

Meadowbrook Farms Golf Club's facilities. He confirmed the adjacent storm sewer outfall is functioning property and does not recommend any repairs. Ms. Evans noted that no action was required by the Board in connection with the D&D Report.

PARKS FACILITIES REPORT

Ms. Evans next presented to and reviewed with the Board a Parks Report dated January 2026, prepared by Champions, for the District's Family Park and Dog Park (the "Parks"), a copy of which is attached hereto as **Exhibit H**. A discussion ensued regarding shrubs at the Dog Park that boarder commercial property. The Board then requested that BGE determine if the shrubs are located on the District property or commercial property and that Champions obtain a proposal for next month's meeting to trim the shrubs.

STORMWATER MANAGEMENT PROGRAM ("SWMP")

The Board deferred consideration of the status of the District's 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 November 2025, a copy of which is attached hereto as **Exhibit I**. Ms. Mouton then reported that the District had approximately 96% water accountably for the reporting period and discussed repairs made throughout the District. Ms. Mouton next discussed delinquent accounts. She advised that Inframark would work with Apollo to send out text messages to residents to remind them to register with the new billing system.

Ms. Mouton next updated the Board on the status of the Sanitary Sewer Televising and Cleaning project. In connection therewith, Mr. Safe presented to and reviewed with the Board a Sanitary Sewer TV Inspection Schedule map, a copy of which is included in **Exhibit I**. Ms. Mouton then presented to and reviewed with the Board two (2) proposals for sanitary manhole surveying, copies of which are included with the O&M Report. Following discussion, it was moved by Director Battistini, seconded by Director Haleem, and unanimously carried, that the Board approve the proposal for sanitary manhole surveying in the sections included in the Year 3 of 5 Sanitary Sewer Televising and Cleaning Project be approved. Ms. Mouton advised the Board that she would confirm which sections were included in Year 3 before Inframark commences work.

Ms. Mouton then advised the Board that Inframark expects Seven Meadows Community Association, Inc. to pay the water bill for the water loss incurred as a result of damage to the main water line near Netleaf Garden Drive and Chamomile Meadow Trail within the week. The Board then concurred to pay No. 34 its pro rate share of the water loss and requested Inframark to determine same. Ms. Mouton also advised that EZEE Fiber has been back charged in the amount of \$15,006.37 for damage to a District main line.

2026 WATER LOSS AUDIT

The Board next considered authorizing the District's engineer and operator to perform a

2026 water loss audit. In connection therewith, Ms. Henderson advised the Board that, pursuant to Section 16.0121 of the Texas Water Code, municipal utility districts providing potable water to members of the public are required to perform and file with the Texas Water Development Board ("TWBD") a water audit every five (5) years computing the utility's most recent annual system water loss. She further reported that the audits are to account for various components of system water loss, including distribution line loss, meter inaccuracies, accounting inaccuracies, and theft. Ms. Henderson stated that the information from the audits is to be compiled by regional water planning area to be used in development of regional water plans under Texas Water Code Section 16.053. After discussion on the matter, Director Battistini moved that the District's operator and engineer be authorized to perform the 2026 water loss audit and file same with the TWDB by May 1, 2026. Director Handal seconded said motion, which unanimously carried.

JOINT FUNDING AGREEMENT FOR ADDITIONAL LAW ENFORCEMENT SERVICES ("JOINT FUNDING AGREEMENT")

Ms. Henderson next reminded the Board that the annexation of the Haven at Seven Meadows residential and commercial developments into No. 34 has changed the number of connections that is used to calculate the pro-rata share of the Joint Funding Agreement among the District, No. 34, and Seven Meadows Community Association, Inc. She then presented to and reviewed with the Board the First Amendment to Joint Funding Agreement for Law Enforcement Services (the "Amendment"), a copy of which is attached hereto as **Exhibit J**. Following discussion, Director Battistini moved that the Board approve the Amendment effective as of October 1, 2025, and that the President be authorized to execute same on behalf of the Board and the District. Director Gupta seconded said motion, which carried unanimously.

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 NOTIFICATION MESSAGING MATTERS

The Board deferred consideration of the continued operation of the District's website and its mass notification system.

RENEWAL OF INSURANCE COVERAGES

Ms. Henderson addressed the Board concerning the solicitation of proposals in connection with the renewal of the District's insurance coverages that expire on March 31, 2026. She advised the Board that the District's current insurance broker is McDonald Wessendorff Insurance. Ms. Henderson further advised the Board that other insurance companies provide such policies to water districts and then inquired as to whether the Board wished to solicit proposals for insurance from other companies for review prior to the expiration of the current policies. Following discussion, Director Battistini moved that SPH be authorized to obtain a renewal proposal from the District's

current insurance broker, McDonald Wessendorff Insurance, for the Board's consideration at next month's Board meeting. Director Eynon seconded the motion, which carried unanimously.

SUBMISSION OF DISTRICT INFORMATION TO TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

Ms. Henderson next reminded the Board that, pursuant to provisions of Chapter 403, Government Code, and Chapter 203, Local Government Code, the District is required to submit certain information to the Texas Comptroller of Public Accounts (the "Comptroller") on an annual basis for inclusion in the Special Purpose District Public Information Database. Ms. Henderson then recommended that, Forvis Mazars, LLP ("Forvis"), the District's auditor, be authorized to prepare and submit the information on behalf of the District prior to the deadline of April 1, 2026. Following discussion, Director Battistini moved, Director Handal seconded, and it was unanimously carried, that Forvis be authorized to prepare the required information and submit same to the Comptroller for inclusion in the Special Purpose District Public Information Database.

MATTERS RELATED TO MAY 2, 2026, DIRECTORS ELECTION

Ms. Henderson reported on issues related to the District's Directors Election (the "Election") to be held on May 2, 2026. In connection therewith, Ms. Henderson advised that the County will administer the Election if the District participates in the County's joint election. Following discussion, it was moved by Director Battistini, seconded by Director Haleem and unanimously carried, that SPH be authorized to notify the County of the District's intent to participate in the joint election.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, Ms. Henderson updated the Board on her communications with CenterPoint Energy ("CenterPoint"). She advised that No. 34 directed SPH to provide CenterPoint with the LED Street Light Installation Agreement prior to CenterPoint confirming they would paint the District's decorative light poles free of charge as previously agreed to. Following discussion, Director Handal moved that SPH be authorized to submit the LED Street Light Installation Agreement previously approved by the Board to CenterPoint. Director Battistini seconded said motion, which unanimously carried.

Ms. Henderson next presented to and reviewed with the Board a proposal provided by Texas Pride Disposal ("Texas Pride") for garbage and recycling services, a copy of which is attached hereto as **Exhibit K**. Following discussion, Director Haleem requested that SPH prepare a comparison of Texas Pride's rates to the rates of the District's current provider, Best Trash, LLC and contact Best Trash, LLC about rates if the District were to enter into a new five-year term with them.

Ms. Henderson then reviewed with the Board correspondence and a Resolution for approval of Fort Bend Central Appraisal District ("FB CAD") Real Estate Acquisition ("Resolution"). She advised that the FB CAD desires to acquire and expand its appraisal office building and is seeking approval from its constituents for said expansion. A copy of said correspondence and Resolution is attached hereto as **Exhibit L**. After discussion, the Board

deferred consideration of the Resolution.

Ms. Henderson next presented to and reviewed with the Board correspondence from the North Fort Bend Water Authority ("NFBWA") regarding the 2026 Appointment Process for Authority Directors and 2025 Water Usage Reporting Form, a copy of which is attached hereto as **Exhibit M**. She advised the District can nominate a candidate for the NFBWA director terms ending in 2026. Following discussion, the Board deferred a nomination to the NFBWA Board of Directors at this time and requested an item to be included on next month's agenda to consider same.

SUPPLEMENTAL AGENDA

The Board next considered calling the Election in accordance with the requirements of the Texas Water Code. In connection therewith, Ms. Henderson presented the Order Calling Directors Election (the "Order") attached hereto as **Exhibit N**, calling the Election to be held on May 2, 2026. It was noted that the terms of office of Directors Battistini, Handal, and Haleem expire in May of this year. In reviewing the Order with the Board, Ms. Henderson advised that the Order provides for the conduct of the Election by the County, jointly with elections of other political subdivision, using County election officials, voting equipment, and polling locations at a shared expense. She advised that, although the County will conduct the Election, the Texas Water Code and the Texas Election Code authorize the Board to designate an agent to perform certain duties in connection with the Election, and that the Order named Katlyn Gribble as such agent (the "Election Agent"). After discussion on the matter, Director Eynon moved that said Order be passed and adopted, that the President and Secretary be authorized to execute the Order, and that the Election Agent be authorized and directed to make necessary arrangements for the Election in accordance with the Order. Director Haleem seconded said motion, which unanimously carried. Ms. Henderson advised the Board that if each candidate whose name is to appear on the ballot is unopposed as of 5:00 p.m. on February 20, 2026, the Board may thereafter cancel the Election in accordance with the Texas Election Code.

CLOSED SESSION

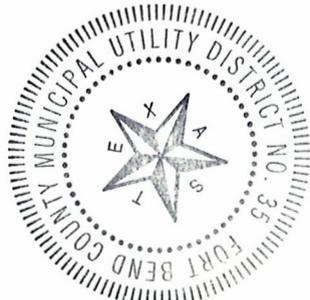
The Board determined that it would not be necessary to meet in Closed Session at this time.

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 Eynon moved that the meeting be adjourned. Director Gupta 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: Resolution Concerning Exemptions from Taxation
- Exhibit D: Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes
- Exhibit E: Delinquent Tax Report
- Exhibit F: Engineer's Report
- Exhibit G: Detention and Drainage Facilities Report
- Exhibit H: Parks Report
- Exhibit I: Operations and Maintenance Report
- Exhibit J: First Amendment to Joint Funding Agreement for Law Enforcement Services
- Exhibit K: Texas Pride Disposal Proposal for Garbage and Recycling Services
- Exhibit L: Correspondence from Fort Bend Central Appraisal District regarding Resolution for Real Estate Acquisition
- Exhibit M: Correspondence from North Fort Bend Water Authority Regarding 2026 Appointment Process for Authority Directors; 2025 Water Usage Reporting Form
- Exhibit N: Order Calling Directors Election