

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7

Minutes of Meeting of Board of Directors
February 5, 2026

The Board of Directors (the "Board") of Fort Bend County Levee Improvement District No. 7 (the "District") met in regular session at 445 Commerce Green Boulevard, Sugar Land, Fort Bend County, Texas 77478, an official meeting place of the Board, on February 5, 2026, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

Gerald Kazmierczak, Chairman
Nathan Bedee, Vice Chairman
Susheem Mehta, Secretary
James R. Grotte, Assistant Secretary

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

Also present were: Phil Martin of Guideline Management Services, Inc. ("GMS"); Craig Kalkomey of LJA Engineering, Inc. ("LJA"); Tyson Duncan and Jeff Masek of AECOM Technical Services, Inc. ("AECOM"); Brittany Keeswood of Assessments of the Southwest, Inc. ("ASW"); Jeff Perry and Michael Brooks of Levee Management Services, LLC ("LMS"); Rick Marriott of Si Environmental, LLC ("SE"); Danae Dehoyos, Calep Estes and Justin Waggoner of Touchstone District Services, LLC ("Touchstone"); Sherri Greenwood of Forvis Mazars, LLP ("FM"); Justin Klump of Storm Water Solutions ("SWS"); Josh Rambo of McCall Gibson Swedlund Barfoot PLLC ("McCall"); Todd Kelly, Executive Director of the New Territory Residential Community Association, Inc. ("NTRCA"); several scouts and their of Scouting America, members of the public; and Christopher Skinner of Schwartz, Page & Harding, L.L.P. ("SPH").

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

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. No members of the public offered any public comments.

MINUTES

As the next order of business, the Board considered approving the draft minutes of the Board meetings held on January 6, 2026, and January 20, 2026. After discussion, it was moved by Director Bedee, seconded by Director Kazmierczak and unanimously carried, that the draft minutes for the January 6, 2026, and January 20, 2026 meetings be approved, as written.

AUDIT FOR FISCAL YEAR ENDED AUGUST 31, 2025

The Board considered the review and approval of the District's audit report for the fiscal year ended August 31, 2025. In connection therewith, Mr. Rambo presented to and reviewed with the Board a draft of the District's audit report, attached hereto as **Exhibit A**. He also presented the Board with a draft Management Letter prepared by McCall concerning the Board's internal controls over financial reporting (the "Management Letter"), which is included in **Exhibit A**. Mr. Rambo advised the Board that the Management Letter is being submitted in connection with the requirements of Statement on Auditing Standards No. 115. Mr. Skinner further discussed the Management Letter with the Board and a proposed response to same on behalf of the Board and the District (the "Management Response") to be included in the final Management Letter. After discussion concerning the draft audit report presented, it was moved by Director Bedee, seconded by Director Kazmierczak and unanimously carried, that (i) the audit report for the fiscal year ended August 31, 2025, be approved, subject to review and comments regarding same from Directors and the consultants of the District, (ii) the Management Response be approved as presented and forwarded to McCall for inclusion in the final Management Letter; and (iii) such audit report be filed with the appropriate governmental authorities, including the Texas Commission on Environmental Quality.

CONTINUING DISCLOSURE

The Board considered approval of an Annual Financial and Operating Report pursuant to SEC Rule 15c2-12 relative to the District's Series 2014, Series 2015, Series 2018, Series 2020, and Series 2022 Bonds (the "Annual Report"). In connection therewith, Mr. Skinner presented correspondence dated January 6, 2026, from Ms. Nikki Hill of McCall, Parkhurst & Horton L.L.P. ("MPH"), the District's disclosure counsel, evidencing MPH's intentions to file the Annual Report with the appropriate agencies. A copy of the Annual Report is attached hereto as **Exhibit B**. After discussion on the matter, it was moved by Director Bedee, seconded by Director Mehta and unanimously carried that, subject to MPH's and the District's consultant's final review of the Annual Report and any comments thereto, the Annual Report be approved and that MPH be authorized to file same with the appropriate repositories.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Keeswood next presented to and reviewed with the Board the Tax Assessor-Collector Report (the "TAC Report") for the period ended January 31, 2025, which report is attached hereto as **Exhibit C**, including the disbursements presented for payment from the District's tax account, and a list of delinquent taxpayers. After discussion, it was moved by Director Bedee, seconded by Director Grotte and unanimously carried, that the TAC Report be approved and the disbursements identified therein be approved for payment from the District's tax account.

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR

Mr. Skinner reminded the Board that the procedures involved in setting an ad valorem tax rate each year applicable to a particular district will depend, in part, upon whether it is determined

to be a "Developed District" pursuant to Texas Water Code Section 49.23602, as amended. Mr. Skinner then reviewed with the Board a worksheet completed by LJA to assist the Board in making this determination, along with a Resolution Concerning Developed District Status for the 2026 Tax Year (the "Resolution"). The Resolution is attached hereto as **Exhibit D**, which reflects that the District shall not be considered a "Developed District" for tax year 2026. After discussion, upon motion made by Director Grotte, seconded by Director Bedee and unanimously carried, the Resolution was adopted by the Board.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of the Delinquent Tax Report from Perdue, Brandon, Fielder, Collins & Mott L.L.P. Mr. Skinner informed the Board that the report is presented quarterly.

BOOKKEEPER'S REPORT

Ms. Greenwood presented to and reviewed with the Board the Bookkeeper's Report, dated February 5, 2026, prepared by FM; the report is attached hereto as **Exhibit E**. After discussion, it was moved by Director Bedee, seconded by Director Grotte and unanimously carried, that the Bookkeeper's Report be approved, and the checks and wires reviewed by the Board be authorized for payment.

ANNUAL REVIEW OF SURVEY OF WAGE RATE SCALES AND ADOPTION OF RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE FOR CONSTRUCTION PROJECTS

The Board deferred the review of an annual survey of prevailing wage rates for construction projects and consideration of the adoption of a resolution in connection therewith until its next regular meeting.

RENEWAL OF DISTRICT INSURANCE POLICIES

The Board deferred consideration of renewal proposals for the District's insurance policies scheduled to expire March 31, 2026, pending receipt of a proposal from McDonald & Wessendorff, the District's current insurance broker.

FINANCIAL MANAGEMENT PLAN

It was noted this matter would be discussed further under Capital Improvements Projects later in the meeting.

STORM WATER MANAGEMENT PLAN ("SWMP")

The Board deferred consideration of any matters related to the District's Storm Water Management Plan.

STATUS OF NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY RATING FOR NEW TERRITORY

Mr. Kalkomey reported on the status of National Flood Insurance Program Community Rating for New Territory.

FORT BEND LEVEE COALITION

Mr. Martin reported on the status of activities of the Fort Bend Levee Coalition.

ADOPTION OF RISK ASSESSMENT PROGRAM

The Board deferred consideration of adoption of a Risk Assessment Program until its next regular meeting.

RESOLUTION FOR APPROVAL OF FORT BEND CENTRAL APPRAISAL DISTRICT REAL ESTATE ACQUISITION AT 13135 DAIRY ASHFORD ROAD, SUGAR LAND, TEXAS

The Board next considered approval of a Resolution For Approval of Fort Bend Central Appraisal District Real Estate Acquisition at 1315 Dairy Ashford Road, Sugar Land, Texas. Mr. Skinner reported that the District received correspondence from the Fort Bend Central Appraisal District (the "CAD") regarding the CAD's desire to acquire and expand its office building and requesting approval from the CAD's constituents for said expansion. After discussion, it was moved by Director Grotte, seconded by Director Kazmierczak and unanimously carried, that the Board approve the Resolution For Approval of Fort Bend Central Appraisal District Real Estate Acquisition, a copy of which resolution is attached hereto as **Exhibit F**, and authorize the Chairman to execute and the Secretary to attest to same on behalf of the Board and the District.

OPERATIONS AND MAINTENANCE REPORTS

Mr. Perry presented to and reviewed with the Board a written Operations and Maintenance Report dated February 5, 2026, attached hereto as **Exhibit G**, regarding maintenance performed on levee, pump station and drainage facilities throughout the District. After discussion, it was moved by Director Bedee, seconded by Director Mehta and unanimously carried, that the Board authorize LMS to proceed with the installation of lighting improvements at each pump station at a cost not to exceed \$6,000.00.

Mr. Marriott presented to and reviewed with the Board a written Operations Report prepared by SE for the month of January 2026, relative to the District's Reclaimed Water System. A copy of such Operations Report is attached hereto as **Exhibit H**.

CAPITAL IMPROVEMENTS PROJECTS

Mr. Martin presented to and discussed with the Board the General Manager's Report dated February 5, 2026, attached hereto as **Exhibit I**. Regarding the Sports Field Project, after discussion, it was moved by Director Bedee, seconded by Director Mehta and unanimously

carried, that the Board approve Pay Application No. 6 and Final in the amount of \$592,847.03 from Hellas Construction, Inc.

Mr. Kalkomey next presented to and reviewed with the Board an Engineering Report dated February 5, 2026, prepared by LJA; said report is attached hereto as **Exhibit J**.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Skinner advised that he had nothing further of a legal nature to discuss with the Board at this time.

WEBSITE AND COMMUNICATION MATTERS

Ms. Dehoyos presented to and reviewed with the Board Touchstone's Communications Report attached hereto as **Exhibit K**.

CLOSED SESSION

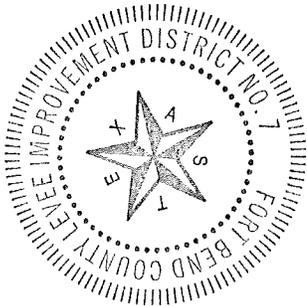
The Board concurred that a Closed Session would not be required in connection with the matters discussed at the meeting.

FUTURE AGENDA ITEMS

The Board considered items for placement on future agendas. The Board did not request any items be placed on future agendas other than those already discussed and regular and on-going items.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Bedee, seconded by Director Kazmierczak and carried unanimously, the meeting was adjourned.



S. P. Melito
Secretary
Board of Directors

LIST OF ATTACHMENTS TO MINUTES

- EXHIBIT A Draft Audit Report
- EXHIBIT B Annual Financial and Operating Report pursuant to SEC Rule 15c2-12
- EXHIBIT C Tax Assessor/Collector Report
- EXHIBIT D Resolution Considering Developed District Status for 2026 Tax Year
- EXHIBIT E Bookkeeper's Report
- EXHIBIT F Resolution For Approval of Fort Bend Central Appraisal District Real Estate Acquisition
- EXHIBIT G LMS Operation and Maintenance Report
- EXHIBIT H SE Operations Report
- EXHIBIT I GMS Report
- EXHIBIT J LJA Report
- EXHIBIT K Communications Report