MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 36

October 9, 2025

The Board of Directors (the "Board") of Brazoria County Municipal Utility District No. 36 (the "District") met in regular session, open to the public, on the 9th day of October, 2025, at the offices of Allen Boon Humphries Robinson LLP, 3200 Southwest Freeway, Suite 1350, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Mark Nokelby	President
Emma Delgado	Vice President
Esther Flores	Secretary
Kimberly Stevens	Assistant Vice President
Paul Torres	Assistant Secretary

and all of the above were present except Director Nokelby, thus constituting a quorum. Director Nokelby participated by teleconference, but was not part of the quorum.

Also attending the meeting were Jorge Diaz of McLennan & Associates, L.P.; Brittni Silva of Assessments of the Southwest, Inc.; Asim Tufail and Brian Rabenaldt of Blackline Engineering, LLC; Ryan Haynes of Environmental Allies; Corey Laughner of KGA/DeForest Design, LLC; Taylor Gunn and Landon Hopper of Lennar Homes of Texas Land and Construction, Ltd. ("Lennar"); and Hannah Brook and Kathryn Easey of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

There were no public comments received by the Board.

APPROVE MINUTES

The Board considered approving the minutes of the September 11, 2025, regular meeting. Following review and discussion, Director Torres moved to approve the September 11, 2025, regular meeting minutes, as presented. Director Delgado seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") BYLAWS VOTE AND VOTER REGISTRATION CONFIRMATION

Ms. Brook discussed AWBD's bylaws vote and designating a Director as the voting representative for the District. The Board reviewed the summary of the proposed bylaws amendments. Following discussion, the Board concurred to designate Director Flores as the voting representative for the District.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Diaz presented and reviewed the bookkeeper's report with the Board, a copy of which is attached. Following review and discussion, Director Delgado moved to approve the bookkeeper's report and payment of the bills. Director Stevens seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Silva presented and reviewed the tax report from the prior month, a copy of which is attached, including the delinquent tax roll. Following review and discussion, Director Flores moved to approve the tax report and payments to be made from the tax account. Director Delgado seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Rabenaldt and Mr. Tufail reviewed the engineer's report, a copy of which is attached, and updated the Board on ongoing engineering projects as noted in the report.

Mr. Rabenaldt updated the Board on the status of construction of the detention facilities to serve Kendall Lakes Section 12. He reviewed and recommended approval of Pay Estimate No. 6 in the amount of $1,023,530.69, payable to ClearX, LLC ("ClearX"). Director Nokelby expressed concerns regarding the net amount of change orders for the project and the change in plans required by the Brazoria Drainage District No. 4. Mr. Rabenaldt and Mr. Tufail responded to his questions.

Mr. Rabenaldt reported on the findings of a visual inspection of the hard edge around the central amenity pond. He stated no cracking or erosion was observed.

Following review and discussion, Director Nokelby moved to (1) approve the engineer's report; and (2) based on the engineer's recommendation, approve Pay Estimate No. 6 in the amount of $1,023,530.69, payable to ClearX, for construction of the detention facilities to serve Kendall Lakes Section 12. Director Delgado seconded the motion, which passed unanimously.

DEEDS, EASEMENTS, AND CONSENTS TO ENCROACHMENT, AND ABANDONMENT OF EASEMENTS

There was no discussion on this agenda item.

REPORT ON MAINTENANCE OF DISTRICT FACILITIES

Mr. Haynes reviewed a detention maintenance report with the Board, a copy of which is attached. He stated he had no items for the Board's approval.

The Board reviewed a proposal from AAAC Wildlife Removal Houston in the amount of $1,900.00 for alligator removal and relocation services. Following review and discussion, Director Torres moved to approve the proposal and direct that the proposal be filed appropriately and retained in the District's official records. Director Delgado seconded the motion, which passed unanimously.

STORM WATER MANAGEMENT PLAN AND STORM WATER PERMITTING MATTERS

There was no discussion on this agenda item.

SECURITY MATTERS

There was no discussion on this agenda item.

DISTRICT WEBSITE MATTERS

The Board reviewed a communications report prepared by Touchstone District Services related to the District's website, a copy of which is attached. The Board took no action.

PARK PROJECTS, UTILIZATION OF OPEN SPACE AND RECREATIONAL MATTERS

Mr. Laughner reviewed a landscape architect's report for the proposed park projects in the District, a copy of which is attached.

Mr. Laughner updated the Board regarding construction of the Trail and Lighting Improvements project. He reviewed and recommended approval of Pay Estimate No. 4 in the amount of $34,114.98, payable to AGroup Construction, LLC ("AGroup"). Mr. Laughner stated that a section of the sidewalk was removed by ClearX to address an outfall pipe issue, and later returned to its original condition by ClearX and AGroup at no cost to the District.

Ms. Brook stated that the District received a request from Frontier Energy on behalf of Texas-New Mexico Power regarding its Energy Efficiency Program related to the District's solar lighting project. Following discussion, the Board concurred to decline the request.

Following review and discussion, Director Stevens moved to (1) approve the landscape architect's report; and (2) based on the landscape architect's recommendation, approve Pay Estimate No. 4 in the amount of $34,114.98, payable to AGroup, for construction of the Trail and Lighting Improvements project. Director Delgado seconded the motion, which passed unanimously.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT, INCLUDING FINANCING AGREEMENTS AND ASSIGNMENTS OF FINANCING AGREEMENTS

Mr. Gunn and Mr. Hopper introduced themselves to the Board as the new land development representatives for Lennar. Mr. Hopper updated the Board on development in Kendall Lakes Section 12.

NEXT MEETING DATE

The Board concurred to hold the next regular meeting on November 13, 2025, at 2:30 p.m.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

Secretary, Board of Directors

(SEAL)

LIST OF ATTACHMENTS TO MINUTES

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