

GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 66

Minutes of Meeting of Board of Directors

July 17, 2026

The Board of Directors (the "Board") of Galveston County Municipal Utility District No. 66 (the "District") met in regular session open to the public on July 17, 2026, at its regular meeting place, 6363 Woodway, Suite 800, Houston, Texas 77057, in accordance with the duly posted notice of the meeting, and the roll was called of the duly constituted members of the Board as follows:

Jeffrey M. Cravey	President
Reneé Koch	Vice President
Joe P. Jameson	Secretary
Donna Rickenbacker	Assistant Secretary
Randy Stuewer	Assistant Vice President

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

Also present during all or a portion of the meeting were: Pamela Redden with McLennan & Associates, bookkeeper for the District; Sean Humble and Archie Thornton with Sherrington-Humble LLC ("S-H"), engineers for the District; Wendi Maddox with Assessments of the Southwest, tax assessor/collector for the District; Simon Van Dyk with Touchstone District Services, website provider for the District; Brianne Geaslin with KB Home ("KB"), a developer in the District; Eric Holland of Beazer Homes, a developer in the District; Nick Luton of Luton Homes, LLC, an owner of property in the District; and Terrie Sechrist and Landon Gerlich with Wallace & Philbin, L.L.P., attorneys for the District.

Evidence was presented that public notice of the meeting was given in compliance with the law and the meeting was called to order.

MINUTES

The Board first considered approval of the minutes of the meeting held on May 12, 2026. After discussion and upon motion duly made and seconded, the Board voted unanimously to approve the minutes of the May 12, 2026, Board meeting.

PUBLIC COMMENTS

There were no public comments.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Maddox next presented the Tax Assessor/Collector's Report for the month of June (the "Tax Report"), a copy of which is attached hereto as Exhibit "A". She informed the Board that 97.48% of the District's 2025 taxes and 99.18% of the District's 2024 taxes had been collected as of June 30, 2026.

Ms. Maddox next reviewed transfers and disbursements from the Tax Account. She then reviewed the Delinquent Tax Roll, a copy of which is included in Exhibit "A". After discussion and upon motion duly made and seconded, the Board voted unanimously to accept the Tax Report and authorize payment of all disbursements listed therein or otherwise presented at the meeting.

BOOKKEEPER'S REPORT

Ms. Redden then presented the Bookkeeper's Report (the "Bookkeeper's Report"), a copy of which are attached hereto as Exhibit "B". She next presented checks for approval. She informed the Board she had received the annexation deposit from Luton Homes, LLC. Ms. Redden next reviewed the Investment Report and the Year to Date Budget with the Board.

After discussion and upon motion duly made and seconded, the Board voted unanimously to (i) accept the Bookkeeper's Report, and (ii) authorize payment of all disbursements listed thereon or otherwise presented at the meeting.

ENGINEER'S REPORT

Mr. Humble next presented the Engineer's Report prepared by S-H, a copy of which is attached hereto as Exhibit "C". With regard to Pearlbrook Subdivision, Mr. Humble reported that both the paving and utilities were nearly complete. He stated that SH was scheduling the final inspection.

A. AUTHORIZE AND/OR CONCUR WITH THE DESIGN, ADVERTISEMENT FOR BIDS, AND/OR AWARD OF CONTRACTS FOR THE CONSTRUCTION OF WATER, SANITARY, SEWER, AND DRAINAGE OR OTHER FACILITIES WITHIN THE DISTRICT

Mr. Humble stated that S-H had no information to report under this agenda item.

B. RATIFY APPROVAL OF CONSTRUCTION CONTRACT WITH SUBTERRA SERVICES ENTERPRISES

Mr. Humble next discussed the construction contract for the Willow Wood Sections 1 and 2 water, sewer and drainage facilities (the "Willow Wood Sections 1 and 2 WSD Project"). He stated the contract had been awarded to the second lowest bidder, Subterra Services Enterprises ("Subterra") in the amount of \$2,463,000. He then reported that Subterra was selected based on previous satisfactory work performance, positive references and project history of completed large projects in Texas City. He then recommended the Board ratify approval of the bid and contract award to Subterra.

C. APPROVE AND/OR CONCUR IN THE APPROVAL OF PAY ESTIMATES AND CHANGE ORDERS ON CURRENT CONSTRUCTION PROJECTS WITHIN THE DISTRICT

Mr. Humble stated that S-H had no information to report under this agenda item.

D. ACCEPT SITE AND/OR EASEMENT CONVEYANCES FOR FACILITIES CONSTRUCTED OR TO BE CONSTRUCTED FOR OR ON BEHALF OF THE DISTRICT

Mr. Humble stated that S-H had no information to report under this agenda item.

E. GRANT OR CONSENT TO EASEMENTS OVER DISTRICT PROPERTY

Mr. Humble stated that S-H had no information to report under this agenda item.

F. REVIEW AND APPROVE BOND APPLICATION REPORTS

Mr. Humble reported that the Bond Application Report for the District's \$4,600,000 Bonds, Series 2026, had been submitted to the Texas Commission on Environmental Quality (the "TCEQ") and declared administratively complete on June 29, 2026. He then reviewed a future bond issue requirement analysis, a copy of which is included in Exhibit "C".

After discussion and upon motion duly made and seconded, the Board voted unanimously to (i) ratify the award of the Willow Wood Sections 1 and 2 WSD Project to Subterra, and (ii) accept the Engineer's Report.

DEVELOPERS' REPORTS

Ms. Geaslin presented the Developer's Report for KB, a copy of which is attached hereto as part of Exhibit "D". She stated that 19 dirt lots remained in the Vida Costera subdivision. Mr. Holland then gave an update on the Sunrise Cove development. Mr. Luton next presented an updated report on the proposed Memorial Village development, a copy of which is included in Exhibit "D". After discussion and upon motion duly made and seconded, the Board voted unanimously to accept the Developers' Reports.

ATTORNEY'S REPORT

A. REQUESTS FOR ANNEXATION OF LAND INTO THE DISTRICT AND AUTHORIZE ALL APPROPRIATE ACTION, INCLUDING ACCEPTANCE OF ANNEXATION PETITIONS FROM LANDOWNERS, EXECUTION OF PETITIONS TO THE CITY OF TEXAS CITY FOR CONSENT TO ANNEXATION, ADOPTION OF ORDERS ADDING LAND INTO THE DISTRICT AND APPROVAL OF AMENDMENTS TO DISTRICT INFORMATION FORM

Ms. Sechrist reported that the Castlerock Willow Wood annexation was still under review by the City of Texas City (the "City"). Mr. Humble said that he had received the updated metes and bounds description of the annexation tract, which included approximately one additional acre. Ms. Sechrist reported that the updated metes and bounds description would be sent to the City.

B. APPROVAL OF UTILITY COMMITMENT LETTERS

Ms. Sechrist stated that she had no information to report under this agenda item.

C. APPROVAL OF DEVELOPER REIMBURSEMENT AGREEMENTS

Ms. Sechrist stated that she had no information to report under this agenda item.

D. RATIFY APPROVAL OF SECOND AMENDMENT TO CASTLEROCK COMMUNITIES UTILITY DEVELOPMENT AGREEMENT, ASSIGNMENT OF BEAZER HOMES UTILITY DEVELOPMENT AGREEMENT AND UTILITY DEVELOPMENT AGREEMENT AND WAIVER OF SPECIAL APPRAISAL WITH BEAZER HOMES

Mr. Gerlich discussed the Second Amendment to the Castlerock Communities Utility Development Agreement (the "Second Amendment"). He stated the Second Amendment brought Willow Wood Sections 1 and 2 into the scope of the Utility Development Agreement. He then stated that the Board needed to ratify the previous approval of the Second Amendment.

Mr. Gerlich then discussed the Utility Development Agreement (the "Beazer Agreement") and Waiver of Special Appraisal (the "Beazer Waiver") with Beazer Homes which had been previously approved. He stated the Board needed to ratify the previous approval of the Beazer Agreement and Beazer Waiver.

Mr. Gerlich then presented and reviewed the District Acknowledgement and Consent to Assignment of Utility Development Agreement between the District and Beazer Homes (the "Beazer Acknowledgement") to National Finance Authority, and as trustee, UMB Bank N.A. Mr. Gerlich then presented the District Certificate (the "District Certificate") regarding the Beazer Assignment.

E. APPROVAL OF RESOLUTIONS TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("TCEQ") REGARDING THE RELEASE OF ESCROWED FUNDS, THE USE OF SURPLUS FUNDS AND/OR A CHANGE IN USE OF FUNDS

Ms. Sechrist stated that she had no information to report under this agenda item.

F. APPROVAL OF AUDITS AND/OR APPRAISALS FOR REIMBURSEMENT TO DEVELOPERS FROM THE PROCEEDS OF THE SALE OF THE DISTRICT'S BONDS OR OTHER DISTRICT FUNDS

Ms. Sechrist stated that she had no information to report under this agenda item.

G. RATIFY APPROVAL OF RESOLUTION AUTHORIZING APPLICATION TO THE TCEQ FOR APPROVAL OF PROJECT AND SERIES 2026 BONDS

Mr. Gerlich then discussed the Resolution Authorizing Application to TCEQ for Approval of Project and Bonds (the "2026 Bond Application Resolution") which had been previously approved and submitted to the TCEQ. He stated that the Board needed to ratify approval of the 2026 Bond Application Resolution.

H. RATIFY APPROVAL OF RESOLUTION REQUESTING ESTIMATE OF VALUE FROM GCAD

Mr. Gerlich then discussed the Resolution Requesting Estimate of Value from GCAD (the "EOV Resolution") which had been previously approved. He stated that the Board needed to ratify approval of the EOV Resolution.

After discussion and upon motion duly made and seconded, the Board voted unanimously to (i) ratify approval of the Second Amendment, (ii) ratify approval of the Beazer Agreement, (iii) ratify approval of the Beazer Waiver, (iv) approve the Beazer Acknowledgement subject to attorney review, (v) ratify approval of the 2026 Bond Application Resolution, (vi) ratify approval of the EOV Resolution, (vii) approve the District Certificate, and (viii) accept the attorney's report.

OTHER MATTERS

Mr. Van Dyk then gave a website report and reviewed an election summary, a copy of which is attached hereto as **Exhibit "E"**. He stated that negative sentiment for the mayoral election likely correlated to a negative sentiment to the bond election. Director Jameson said there should have been more votes in the bond election if negative mayoral sentiment permeated the bond election, and that a mailer should have been sent out as the Board requested. Director Rickenbacker asked why the mayoral race was not brought up during the last focus group. Mr. Van Dyk said the mayoral race had heated up at the last minute. Director Jameson then requested an update of voting trends in the District for other measures on the ballot for the May election. After discussion and upon motion duly made and seconded, the Board voted unanimously to accept the website analytics report.

ADJOURNMENT

There being no other business to come before the Board, the meeting was adjourned.

PASSED, APPROVED, AND ADOPTED this 21st day of August, 2026.

(DISTRICT SEAL)




Secretary, Board of Directors