

GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 66

Minutes of Meeting of Board of Directors

February 13, 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 February 13, 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, except Director Koch, thus constituting a quorum.

Also present during all or a portion of the meeting were: Pam Redden with McLennan & Associates, bookkeeper for the District; Sean Humble with Sherrington-Humble LLC ("S-H"), engineers for the District; Melanie Garrett with Assessments of the Southwest, tax assessor/collector for the District; Greg Lentz with Masterson Advisors LLC, financial advisor for the District; Simon Van Dyk with Touchstone District Services, website provider for the District; Andy Zepeda with Castlerock Communities LLC ("Castlerock"), a developer in the District; Greg Coleman with Beazer Homes ("Beazer"), a developer 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 its regular meeting held on January 16, 2026. After discussion, a motion was made by Director Jameson to approve the minutes of the January 16, 2026 Board meeting. The motion was seconded by Director Stuewer and carried by unanimous vote.

PUBLIC COMMENTS

No comments were received from members of the public.

FINANCIAL ADVISOR'S REPORT

Greg Lentz presented a preliminary summary of a possible refunding bond issue, a copy of which is attached hereto as **Exhibit "A"**. Mr. Lentz stated that the District's Series 2014 Bonds could be refunded at an estimated 3.86% in net present value savings. He informed the Board this would allow a tax rate reduction of \$0.0025. He further noted it is difficult to predict if more savings could be realized in the future. After further discussion, the Board concurred to wait for a better net present value savings before proceeding with a refunding bond sale.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Garrett next presented the Tax Assessor/Collector's Report for November (the "Tax Report"), a copy of which is attached hereto as **Exhibit "B"**. She informed the Board that 80.14% of the District's 2025 taxes and 98.04% of the District's 2024 taxes had been collected as of January 31, 2025.

Ms. Garrett next reviewed transfers and disbursements from the Tax Account. She then reviewed the Delinquent Tax Roll, a copy of which is included in the Tax Report. She noted Highway 66 Partners was on an installment payment plan. After discussion, a motion was made by Director Jameson to accept the Tax Report and authorize payment of all disbursements listed therein or otherwise presented at the meeting. The motion was seconded by Director Rickenbacker and carried unanimously.

Ms. Sechrist next presented the Resolution Concerning 2026 Exemptions from Taxation (the "Tax Exemption Resolution"). The Board discussed the matter and determined to adopt a \$20,000 exemption for homeowners aged 65 or older or disabled. A motion was made by Director Jameson to approve the Tax Exemption Resolution. The motion was seconded by Director Stuewer and carried unanimously.

Ms. Sechrist then presented the Resolution Implementing 20% Penalty on Delinquent Taxes and Contracting with Delinquent Tax Attorneys (the "Tax Penalty Resolution"). A motion was made by Director Stuewer to approve the Tax Penalty Resolution. The motion was seconded by Director Jameson and carried unanimously.

Finally, Ms. Sechrist presented the Resolution Concerning Tax Collection Procedures (the "Tax Collection Procedures Resolution"). A motion was made by Director Jameson to approve the Tax Collection Procedures Resolution. The motion was seconded by Director Rickenbacker and carried unanimously.

BOOKKEEPER'S REPORT

Ms. Redden then presented the Bookkeeper's Report (the "Bookkeeper's Report"), a copy of which are attached hereto as **Exhibit "C"**.

Ms. Redden next presented checks for approval. She then informed the Board that the next debt service payment was due on March 1, 2026, and stated there were sufficient funds to make the payment. Ms. Redden then reviewed the Investment Report and the Year to Date Budget with the Board.

After discussion, Director Jameson moved to accept the Bookkeeper's Report and authorize payment of all disbursements listed thereon or otherwise presented at the meeting. The motion was seconded by Director Rickenbacker and carried by unanimous vote.

ENGINEER'S REPORT

Mr. Humble next presented the Engineer's Report prepared by S-H, a copy of which is attached hereto as **Exhibit "D"**. With regard to the construction of water, sanitary sewer and drainage facilities to serve Pearlbrook Subdivision, Section 10 (the "Pearlbrook Section 10 WSD Facilities"), he reported that final approval had been received from the City of Texas City (the "City"). He also

stated that the construction plans had been submitted to the Texas Department of Transportation for approval of a deceleration lane on southbound State Highway 3. Mr. Humble then presented Pay Estimate No. 1 from Blazey Construction for the Pearlbrook Section 10 WSD Facilities in the amount of \$422,206.74 and recommended that the Board concur in Castlerock's payment of same.

With regard to the May 2, 2026, bond election, Mr. Humble presented a bond capacity evaluation (the "Bond Evaluation"), a copy of which is included in **Exhibit "D"**. He then discussed the District's future bond requirements and recommended seeking voter approval of \$24,900,000 in water, sewer and drainage bonds, and \$9,700,000 in park and recreational facilities bonds. Mr. Lentz requested that capitalized interest be included in the bond calculations.

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. 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.

C. 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.

D. GRANT OR CONSENT TO EASEMENTS OVER DISTRICT PROPERTY

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

E. REVIEW AND APPROVE BOND APPLICATION REPORTS

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

After discussion, Director Jameson made a motion, seconded by Director Stuewer, to: (i) accept the Engineer's Report; (ii) concur with Castlerock's payment of Pay Estimate No. 1 for the Pearlbrook Section 10 WSD Facilities; and (iii) approve the Bond Evaluation, as revised. The motion carried by unanimous vote.

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

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. APPROVAL OF RESOLUTIONS TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY 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.

E. APPROVAL OF THE 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.

F. ADOPT AN ORDER CALLING MAY 2, 2026 BOND ELECTION

Mr. Gerlich presented the Order Calling the May 2, 2026 Bond Election (the "Bond Election Order"). After discussion, Director Stuewer moved to approve the Bond Election Order. The motion was seconded by Director Jameson and carried by unanimous vote.

DEVELOPERS' REPORTS

Mr. Coleman of Beazer Homes discussed home completions with the Board. Mr. Zepeda presented the Developer's Report for Castlerock and briefly discussed home sales. Ms. Sechrist presented the Developer's Report for KB Homes. Copies of the Developers' Reports are attached hereto as Exhibit "E".

OTHER MATTERS

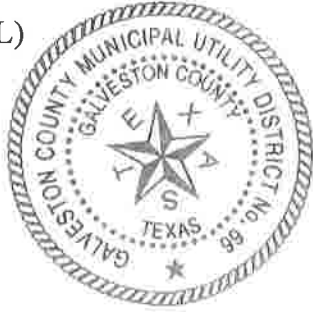
Mr. Van Dyk then presented a website analytics report, a copy of which is attached hereto as Exhibit "F".

ADJOURNMENT

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

PASSED, APPROVED, AND ADOPTED this 20th day of March, 2026.

(DISTRICT SEAL)




Secretary, Board of Directors