

MINUTES
GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 39

September 2, 2025

The Board of Directors (the "Board") of Galveston County Municipal Utility District No. 39 (the "District") met in regular session, open to the public, on the 2nd day of September, 2025, at 400 West Walker, League City, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

David Parker	President
Courtney Boudreaux	Vice President
Donna Bane	Secretary
Mark Marquis	Assistant Vice President
Omar Flores	Assistant Secretary

and all of the above were present, thus constituting a quorum.

Also attending the meeting were Dana Davis of Myrtle Cruz, Inc.; Odett Newman of Bob Leared Interests; and Greer Pagan and Hope Palmer of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The Board opened the meeting for public comments. There being no comments from the public, the Board closed the public comments portion of the meeting.

MINUTES

The Board considered approving the minutes of the August 5, 2025, regular meeting. Following review and discussion, Director Parker moved to approve the minutes, as submitted. Director Boudreaux seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

Ms. Davis presented and reviewed the bookkeeper's report and the summary of investments, a copy of which is attached, and the bills for the Board's review. Following review and discussion, Director Parker moved to approve the bookkeeper's report, the summary of investments, and payment of the bills. Director Marquis seconded the motion, which passed unanimously.

ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the District's Investment Policy, and Mr. Pagan stated that neither ABHR nor the bookkeeper have any recommended changes. After review and discussion, Director Boudreaux moved to adopt a Resolution Regarding Annual Review of Investment Policy and to direct that a copy of the resolution be filed and retained in the District's records. Director Flores seconded the motion, which passed unanimously.

RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

Mr. Pagan reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions (the "Resolution"). He next reviewed a list of qualified broker/dealers provided by the District's bookkeeper. After review and discussion, Director Boudreaux moved to adopt the Resolution and direct that the Resolution be filed appropriately and retained in the District's official records. Director Flores seconded the motion, which passed unanimously.

TAX REPORT

Ms. Newman presented and reviewed the District's tax reports for the month of August 2025, which include a list of checks that were written after the last meeting, and a list of delinquent taxpayers, a copy of which is attached. She reported that 99.4% of the District's 2024 taxes were collected as of August 31, 2025. After review and discussion, Director Parker moved to approve the tax reports and the list of checks. Director Boudreaux seconded the motion, which passed unanimously.

2025 TAX RATE

Ms. Newman stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 total tax rate of \$0.37. The Board opened the public hearing. There being no comments from the public, the Board closed the public hearing.

Mr. Pagan presented an Order Levying Taxes reflecting the proposed 2025 tax rate. He then presented an Amendment to Information Form reflecting the tax rate and stated that it will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Galveston County.

After review and discussion, Director Parker moved to: (1) adopt the Order Levying Taxes reflecting a total 2025 tax rate of \$0.36 per \$100 of assessed valuation, comprised of \$0.31 to pay debt service on water, sewer, and drainage bonds and \$0.05 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Flores seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

Mr. Pagan stated the District's insurance policies with Brown & Brown Lone Star Insurance Agency ("Brown & Brown") will expire on October 1, 2025, and he reviewed a renewal proposal with an annual premium in the amount of \$4,384.00. Following review and discussion, Director Parker moved to approve the renewal proposal from Brown & Brown. Director Marquis seconded the motion, which passed unanimously.

ARBITRAGE REBATE REPORT

Mr. Pagan discussed the Arbitrage Rebate Report for the Series 2020 Refunding Bonds, which he stated will be retained in the District's official records.

ANNUAL REPORT TO BOND REVIEW BOARD

Mr. Pagan presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

The Board noted it will meet next on January 6, 2026.





Secretary, Board of Directors

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