

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.
Brownfields, Transactions, Due Diligence, Development, Permitting, Cleanups & Compliance

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MEMORANDUM

TO: Brownfields Advisory Committee for the Former Cypress Creek Green Reuse Site
FROM: The Goldstein Environmental Law Firm, P.A.
DATE: July 17, 2026
SUBJECT: Meeting of the Brownfield Advisory Committee for the Former Cypress Creek Golf Course Green Reuse Site

The third meeting of the Brownfields Advisory Committee for the Former Cypress Creek Golf Course Green Reuse Site (the “Site”) was held via teleconference on June 12, 2026, at 12:00 p.m. EST, for the purpose of improving public participation and to receive public comments on rehabilitation and redevelopment of the Site. All Advisory Committee members received advance notice of the meeting. Michael R. Goldstein of The Goldstein Environmental Law Firm, P.A. (the “Firm”), moderated the meeting on behalf of the Person Responsible for Brownfield Site Rehabilitation, Toll Brothers, Inc. (“Toll”). Brett C. Brumund and Victoria A. McCaffery also attended the meeting for the Firm to provide information and respond to questions and concerns.

Mr. Goldstein opened the meeting by informing the Committee of the following:

- all necessary permitting for earthwork had been obtained;
- development is scheduled to begin in one week’s time and will likely take eight months;
- construction of model homes is expected to begin in October 2026 and be completed by the end of February 2027;
- once model homes are complete, the sales center is anticipated to open; and
- the first homes available for sale should begin construction around the time the model homes are complete.

Mr. Brumund advised that groundwater assessment will be paused while land development activities are underway. Groundwater monitoring will promptly resume once construction-related soil

disturbance concludes. Mr. Brumund further advised that the Firm will attend a meeting of the Lake Worth Drainage District Board on June 17, 2026, to request a three-year extension to its right-of-way permit for groundwater monitoring.

At the conclusion of Mr. Brumund's presentation, the Advisory Committee had a number of questions regarding development activities, use of the Site by third parties during development, access to surface water for irrigation, and certain design and landscaping issues. The Firm responded to several of these questions during the meeting and advised that the balance of response would be forthcoming after obtaining the necessary information. The meeting adjourned at approximately 12:34 p.m.

Copies of these minutes will be transmitted to Palm Beach County, the Florida Department of Environmental Protection, and the Cypress Creek Property Owners Association.

/Firm