

**MINUTES OF MEETING
KD52
COMMUNITY DEVELOPMENT DISTRICT NO. 1**

A Landowners' Meeting of the KD52 Community Development District No. 1 was held on March 4, 2025 at 9:00 a.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544.

Present:

Cindy Cerbone	District Manager/Proxy Holder
Chris Conti	Wrathell, Hunt and Associates (WHA)
Jamie Sanchez	Wrathell, Hunt and Associates (WHA)
Jonathan Johnson (via telephone)	District Counsel
Brian Surak	District Engineer
Sean Manson	District Engineer
Sara Zare (via telephone)	MBS Capital Markets, LLC
Lane Gardner	Landowner Representative
Tolly Krusen	
Matthew Josey	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 9:08 a.m.

SECOND ORDER OF BUSINESS

Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

THIRD ORDER OF BUSINESS

Election of Chair to Conduct Landowners' Meeting

Ms. Cerbone served as Chair to conduct the Landowners' meeting.

Ms. Cerbone stated that Mr. Lane Gardner is an officer and representative of both Landowner companies, SF Landco Liquidating Company LLC, which owns 370.26 acres, equating to 371 voting units; and Mulandco Liquidating Company LLC, which owns 71.72 acres, equating to 72 voting units. Mr. Gardner is eligible to cast up to 443 votes per seat.

At Mr. Gardner's direction, Ms. Cerbone read his ballots for each entity into the record.

FOURTH ORDER OF BUSINESS

Election of Supervisors [All Seats]

A. Nominations

On behalf of SF Landco Liquidating Company LLC, Mr. Gardner nominated the following:

- Seat 1 Tolly Krusen
- Seat 2 Lane Gardner
- Seat 3 Matt Josey
- Seat 4 Laura Lindsey
- Seat 5 Travis Loxton

No other nominations were made.

On behalf of Mulandco Liquidating Company LLC, Mr. Gardner nominated the following:

- Seat 1 Tolly Krusen
- Seat 2 Lane Gardner
- Seat 3 Matt Josey
- Seat 4 Laura Lindsey
- Seat 5 Travis Loxton

No other nominations were made.

B. Casting of Ballots

• **Determine Number of Voting Units Represented**

A total of 443 voting units were represented.

• **Determine Number of Voting Units Assigned by Proxy**

None of the voting units were assigned by proxy.

On behalf of SF Landco Liquidating Company LLC, Mr. Gardner cast the following votes:

- Seat 1 Tolly Krusen 300 votes
- Seat 2 Lane Gardner 300 votes
- Seat 3 Matt Josey 200 votes
- Seat 4 Laura Lindsey 200 votes
- Seat 5 Travis Loxton 200 votes

On behalf of Mulandco Liquidating Company LLC, Mr. Gardner cast the following votes:

- Seat 1 Tolly Krusen 60 votes
- Seat 2 Lane Gardner 60 votes

Seat 3	Matt Josey	50 votes
Seat 4	Laura Lindsey	50 votes
Seat 5	Travis Loxton	50 votes

C. Ballot Tabulation and Results

The ballot tabulation, results and term lengths were as follows:

Seat 1	Tolly Krusen	360 votes	4-Year Term
Seat 2	Lane Gardner	360 votes	4-Year Term
Seat 3	Matt Josey	250 votes	2-Year Term
Seat 4	Laura Lindsey	250 votes	2-Year Term
Seat 5	Travis Loxton	250 votes	2-Year Term

FIFTH ORDER OF BUSINESS

Landowners' Questions/Comments

There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 9:10 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair