

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

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

Present:

Howard "Lane" Gardner
Taliaferro "Tolly" Krusen
Matthew Josey

Chair
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti
Jamie Sanchez
Jonathan Johnson (via telephone)
Brian Surak
Misty Taylor
Sara Zare (via telephone)
Sean Manson

District Manager/Proxy Holder
Wrathell, Hunt and Associates (WHA)
Wrathell, Hunt and Associates (WHA)
District Counsel
District Engineer
Bond Counsel
MBS Capital Markets, LLC
Landowner Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 9:20 a.m. The Oath of Office was administered before the meeting to newly elected Supervisors Taliaferro "Tolly" Krusen, Howard "Lane" Gardner and Matthew Josey, who were present. Supervisors-Elect Laura Lindsey and Travis Loxton were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)

The Oaths were administered before the meeting. Ms. Cerbone stated that all Supervisors are familiar with the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

Ms. Cerbone paraphrased Form 8B, as follows:

“I am a member of the Board of Supervisors of the KD52 Community Development District No. 1, created under Chapter 190, Florida Statutes, and I am a principal, employee and/or business associate, or relative, of a landowner in the District. Decisions potentially affecting the landowner may come before the Board from time to time. Pursuant to Section 112.3143(3)(b), and 190.007(1), Florida Statutes, I understand that I do not have a conflict of interest when voting on such matters, and that I am not prohibited from voting on such matters. That said, I am filing this disclosure of voting conflict in an abundance of caution, and to follow the procedures required by section 112.3143, Florida Statutes, and for the duration of my term and any subsequent terms.”

It was noted that Form 8B will be noted and attached to specific meeting minutes only when necessary to disclose a conflict of interest.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners’ Meeting; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-01.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners’ Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-02. She recapped the Landowners’ Election results, which will be inserted into Sections 1 and 2 of the Resolution, 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

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, Resolution 2025-02, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Electing Certain Officers of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-03. Mr. Gardner nominated the following:

Chair	Howard “Lane” Gardner
Vice Chair	Taliaferro “Tolly” Krusen
Secretary	Craig Wrathell
Assistant Secretary	Matthew Stephens Josey
Assistant Secretary	Cindy Cerbone
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-03, Electing Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Organizational Items:

A. Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Ms. Cerbone presented Resolution 2025-04 and the Fee Schedule and Management Agreement. Wrathell, Hunt and Associates, LLC (WHA) will charge a discounted Management Fee of \$2,000 per month until bonds are issued.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-04, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted, and the Wrathell, Hunt and Associates, LLC Agreement for District Management Services, was approved.

B. Resolution 2025-05, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Kutak Rock LLP**

Ms. Cerbone presented Resolution 2025-05 and the Kutak Rock LLP Attorney Retainer Letter/Retention and Fee Agreement.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-05, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted, and the Kutak Rock LLP Fee Attorney Retainer Letter/Retention and Fee Agreement, was approved.

C. Resolution 2025-06, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-06.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-06, Designating Craig Wrathell as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2025-07, Appointing an Interim District Engineer for the KD52 Community Development District No. 1, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: Clearview Land Design, P.L.**

Ms. Cerbone presented Resolution 2025-07 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-07, Appointing Clearview Land Design, P.L. as Interim District Engineer for the KD52 Community Development District No. 1, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim Engineering Services Agreement and accompanying Exhibits, were approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Ms. Cerbone presented the RFQ for Engineering Services and Selection Criteria.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, the Request for Qualifications for Engineering Service and the Competitive Selection Criteria and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

Ms. Cerbone asked if the Board wished to receive the allowable \$200 per meeting compensation, with a maximum amount of \$4,800 per year, per Board Member. Each Board Member will make their individual decision and submit paperwork, if necessary.

G. Resolution 2025-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-08.

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, Resolution 2025-08, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and a location within Pasco County, Florida as the Principal Headquarters of the District and Providing an Effective Date, was adopted.

H. Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

I. Resolution 2025-10, Setting Forth the Policy of the KD52 Community Development District No. 1 Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers and Staff; and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Ms. Cerbone presented Resolution 2025-10.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-10, Setting Forth the Policy of the KD52 Community Development District No. 1 Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers and Staff; and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

J. Resolution 2025-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Ms. Cerbone presented Resolution 2025-11.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

K. Resolution 2025-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date

Ms. Cerbone presented Resolution 2025-12. Documents are generally kept in perpetuity.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

L. Resolution 2025-13, Granting the Chairman and Vice Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-13.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-13, Granting the Chairman and Vice Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

M. Resolution 2025-14, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the KD52 Community Development District No. 1; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-14.

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, Resolution 2025-14, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the District; and Providing for an Effective Date, was adopted.

N. Authorization of Request for Proposals (RFP) for Annual Audit Services

- **Designation of Board of Supervisors as Audit Committee**

Ms. Cerbone presented the RFP For Annual Audit Services.

On MOTION by Mr. Josey and seconded by Mr. Krusen, with all in favor, the Request for Proposals for Annual Audit Services, the Auditor Selection Evaluation Criteria, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, were approved.

O. Strange Zone, Inc., Quotation #M25-0008 for District Website Design, Maintenance and Domain Web-Site Design Agreement

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Strange Zone, Inc., Quotation #M25-0008 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.

Q. Resolution 2025-15, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

- I. Rules of Procedure**
- II. Notices of Rule Development and Rulemaking**

These items were included for informational purposes.

Discussion ensued about scheduling meetings, Operation and Maintenance (O&M) assessments, the Assessment Methodology and the Rules of Procedure.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-15, to Designate Date, Time and Place of April 15, 2025 at 1:00 p.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- R. **Resolution 2025-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

This item was deferred.

- S. **Resolution 2025-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-17.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

- T. **Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Cerbone presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each. She presented the Performance Measures/Standards & Annual Reporting Form developed for the District, which explains how the goals will be met.

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

U. Interlocal Agreement Regarding the Financing, Construction and Maintenance of Certain Improvements

Ms. Cerbone and Mr. Johnson presented the Agreement Regarding the Financing, Construction and Maintenance of Certain Improvements.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Interlocal Agreement Regarding the Financing, Construction and Maintenance of Certain Improvements, in substantial form, and authorizing the Chair or Vice Chair to work with Staff to finalize and to execute, were approved.

Ms. Cerbone stated that she distributed a Draft Personnel Leasing Agreement. The consensus was that this will be discussed during Staff Reports.

V. MU Landco Liquidating Company, LLC Agreement Regarding the Acquisition of Certain Work Product, Real Property, and Infrastructure

Mr. Johnson presented the MU Landco Liquidating Company, LLC Agreement Regarding the Acquisition of Certain Work Product, Real Property, and Infrastructure.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the MU Landco Liquidating Company, LLC Agreement Regarding the Acquisition of Certain Work Product, Real Property, and Infrastructure, in substantial form, and authorizing the Chair or Vice Chair to work with Staff to finalize and to execute, were approved.

BANKING ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Banking Items:

A. Resolution 2025-18, Designating a Public Depository for Funds of the KD52 Community Development District No. 1 and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-18.

On MOTION by Mr. Josey and seconded by Mr. Krusen, with all in favor, Resolution 2025-18, Designating Truist Bank as a Public Depository for Funds of the KD52 Community Development District No. 1 and Providing an Effective Date, was adopted.

B. Resolution 2025-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-19.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

C. Resolution 2025-20, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-20.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-20, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

BUDGETARY ITEMS

NINTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

A. Resolution 2025-21, Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-21 and the proposed Fiscal Year 2025 budget, which is a partial year, Landowner-funded budget, with expenses funded as they are incurred.

Discussion ensued regarding invoices and funding request deadlines.

The following change was made to the proposed Fiscal Year 2025 budget:

Page 1: Change “Developer” to “Landowner”

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-21, Approving the Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on

May 15, 2025 at 1:00 p.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Budget Funding Agreement Fiscal Year 2024/2025

Ms. Cerbone presented the Fiscal Year 2024/2025 Budget Funding Agreement. It was noted that Section 1 will be revised to reflect the need to accommodate the Landowner’s pay processes.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, the Fiscal Year 2024/2025 Budget Funding Agreement, in substantial form, and authorizing the Chair or Vice Chair to work with Staff to finalize and to execute, were approved.

C. Resolution 2025-22, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-22 and the proposed Fiscal Year 2026 budget, which is a full-year Landowner-funded budget, with expenses funded as they are incurred.

The following change was made to the proposed Fiscal Year 2026 budget:

Page 1: Change “Developer” to “Landowner”

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-22, Approving the Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on May 15, 2025 at 1:00 p.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544; Addressing Severability; and Providing for an Effective Date, was adopted.

D. Budget Funding Agreement Fiscal Year 2025/2026

Ms. Cerbone presented the Fiscal Year 2025/2026 Budget Funding Agreement. It was noted that Section 1 will be revised to reflect the need to accommodate the Landowner’s pay processes.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, in substantial form, and authorizing the Chair or Vice Chair to work with Staff to finalize and to execute, were approved

- E. Resolution 2025-23, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date**
Ms. Cerbone presented Resolution 2025-23.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-23, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date, was adopted.

- F. Resolution 2025-24, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**
Ms. Cerbone presented Resolution 2025-24.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-24, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- G. Resolution 2025-25, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**
Ms. Cerbone presented Resolution 2025-25.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-25, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- H. **Resolution 2025-26, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-26.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-26, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- I. **Resolution 2025-27, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-27.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-27, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

- J. **E-Verify Memorandum with MOU**

Ms. Cerbone presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and the requirement for the CDD to enroll with E-Verify and enter into a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum, and authorizing enrollment and utilization of the E-Verify program, was approved.

- K. **Resolution 2025-28, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and**

Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-28.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-28, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

BOND FINANCING ITEMS

TENTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Items

A. Bond Financing Team Funding Agreement

Mr. Johnson presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: MBS Capital Markets, LLC

- **Rule G-17 Disclosure**

Ms. Zare presented the MBS Capital Markets, LLC Agreement for Underwriting Services and Rule G-17 Disclosure. Despite representing both CDDs, the fee is based upon the par amount of bonds by bond issuance, rather than by CDD.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, the MBS Capital Markets, LLC Agreement for Underwriting Services and Rule G-17 Disclosure, in substantial form, was approved.

II. Bond Counsel: Bryant Miller Olive P.A.

Ms. Taylor presented the Bryant Miller Olive P.A. Bond Counsel Retainer Agreement.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Bryant Miller Olive P.A. Bond Counsel Retainer Agreement, was approved.

III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.

Ms. Cerbone presented the U.S. Bank, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the U.S. Bank, Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2025-29, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-29.

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, Resolution 2025-29, Designating a Date, Time, and Location of April 15, 2025 at 1:00 p.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544, for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and

Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Surak presented the Master Engineer's Report dated January 2025 and noted the following:

- The Master Engineer's Reports includes both KD52 CDD No. 1 and KD52 CDD No. 2.
- In KD52 CDD No. 1, 1,507 units are currently anticipated, including single-family detached, townhouses for rent, townhouses fee simple, multi-family apartments and commercial/retail area.
- The Capital Improvement Plan (CIP) is anticipated to include roadway improvements, stormwater management system, public water and wastewater utilities, hardscape, landscape and irrigation, streetlights, undergrounding of electric utility, environmental conservation, mitigation, offsite improvements and professional services.

Mr. Johnson stated the Master Engineer's Report will be approved in substantial form, for purposes of beginning the assessment process. Any changes or updates can be presented, and changes can be made prior to the final hearing.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Master Engineer's Report, in substantial form and for purposes of beginning the assessment process, was approved.

E. Presentation of Master Special Assessment Methodology Report

Ms. Cerbone presented the Master Special Assessment Methodology Report dated March 4, 2025. She reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. He noted the following:

- The Master Special Assessment Methodology Report includes both KD52 CDD No. 1 and KD52 CDD No. 2. Separate and combined acreages and unit counts for each are included.
- Development is anticipated to be conducted by MU Landco Liquidating Company, LLC or an affiliated entity.

- Master improvements benefit both CDDs; master costs of approximately \$73 million are shared. CDD No. 1 costs, which benefit only CDD No. 1, total approximately \$42 million; total costs total approximately \$115 million.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$158,465,000 to finance a portion of the CIP costs in the estimated total amount of \$115,614,660.

Mr. Johnson stated the Methodology Report will be approved in substantial form; any changes or updates can be presented, and changes can be made prior to the final hearing.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Master Special Assessment Methodology Report dated March 4, 2025, in substantial form, was approved.

- F. Resolution 2025-30, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution**

Ms. Cerbone presented Resolution 2025-30.

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, Resolution 2025-30, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

G. Resolution 2025-31, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the KD52 Community Development District No. 1 in Accordance with Chapters 170, 190 and 197, Florida Statutes

Ms. Cerbone presented Resolution 2025-31.

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, Resolution 2025-31, Setting a Public Hearing on April 15, 2025 at 1:00 p.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the KD52 Community Development District No. 1 in Accordance with Chapters 170, 190 and 197, Florida Statutes; was adopted.

H. Resolution 2025-32, Authorizing the Issuance of Not Exceeding \$158,465,000 Principal Amount of KD52 Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a trustee; Approving The Form Of And Authorizing The Execution and Delivery of an Interlocal Agreement Between the District and KD52 Community Development District No. 2 to Provide for Certain Matters Related to the Bonds; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date

Ms. Taylor presented Resolution 2025-32, which accomplishes the following:

- Authorizes issuance of a not to exceed \$158,465,000 aggregate principal amount of bonds.
- Authorizes and approves the execution and delivery of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company National Association as the Trustee, Registrar and Paying Agent.
- Authorizes and directs District Counsel and Bond Counsel to proceed with filing for validation.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-32, Authorizing the Issuance of Not Exceeding \$158,465,000 Principal Amount of KD52 Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a trustee; Approving The Form Of And Authorizing The Execution and Delivery of an Interlocal Agreement Between the District and KD52 Community Development District No. 2 to Provide for Certain Matters Related to the Bonds; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.

It was noted that funding agreements will be submitted to Ms. Tracy Kitting. Landowner and applicable documents will be submitted to Mr. Gardner.

The consensus was that Board Members will only sign those documents today that are not in substantial form; District Counsel will circulate the documents approved in substantial form for signature.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Johnson presented a Personnel Leasing Agreement for Project Management Services; compensation remains to be addressed.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, the Personnel Leasing Agreement, in substantial form, and authorizing the Chair or Vice Chair to execute, was approved.

Mr. Johnson stated he anticipates Kutak Rock LLP being retained by KD52 CDD No. 2. He does not believe a conflict of interest exists, as the CDDs are working cooperatively and harmoniously to pursue a common objective, namely financing of the bonds and the development of the community. If a future conflict arises between the CDDs, each will be required to retain separate counsel to resolve the conflict.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, acknowledging Kutak Rock LLP’s dual representation of KD52 CDD No. 1 and KD52 CDD No. 2 and agreeing to it in accordance with the rules of the Florida Bar Association, was approved.

B. District Engineer (Interim): Clearview Land Design, P.L.

C. District Manager: Wrathell, Hunt and Associates, LLC

There were no District Engineer or District Manager reports.

TWELFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the meeting adjourned at 10:52 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair