

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

The Board of Supervisors of the KD52 Community Development District No. 1 held a Special Meeting on May 9, 2025, at 10:00 a.m., at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544.

Present:

Howard "Lane" Gardner (via telephone)	Chair
Taliaferro "Tolly" Krusen	Vice Chair
Matthew Josey	Assistant Secretary
Travis Loxton	Assistant Secretary

Also present:

Cindy Cerbone	District Manager/Proxy Holder
Chris Conti (via telephone)	Wrathell, Hunt and Associates (WHA)
Jonathan Johnson (via telephone)	District Counsel
Brian Surak (via telephone)	District Engineer
Sean Manson (via telephone)	Landowner Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:02 a.m., and stated the Oath of Office was administered to Supervisor-Elect Travis Loxton prior to the meeting commencing. Supervisor-Elect Laura Lindsey will be sworn in at a future date.

Ms. Cerbone presented and explained the contents of the new Supervisor's content to Mr. Loxton.

Supervisors Krusen, Loxton and Josey were present in person. Supervisor Gardner attended via telephone. Supervisor-Elect Laura Lindsey was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors Laura Lindsey [Seat 4] and Travis Loxton [Seat 5] (the following will be provided in a separate package)

This item was addressed during the First Order of Business.

- 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**

FOURTH ORDER OF BUSINESS

Ratification of Resolution 2025-33, Electing and Removing Officers of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-33; wherein the following slate was nominated:

Howard "Lane" Gardner	Chair
Taliaferro "Tolly" Krusen	Vice Chair
Matthew Josey	Assistant Secretary
Laura Lindsey	Assistant Secretary
Travis Loxton	Assistant Secretary
Chris Conti	Assistant Secretary

No other nominations were made.

The following prior appointments to the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Cindy Cerbone	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

On MOTION by Mr. Josey and seconded by Mr. Krusen, with all in favor, Resolution 2025-33, Electing, as nominated, and Removing Officers of the District, and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS**Consideration of Amendment to Interlocal Agreement**

Mr. Johnson presented the Amendment to the Interlocal Agreement between the CDD and the KD52 No. 2 CDD. He reviewed the substantive changes in Section 3.02 and stated Staff recommends eliminating Exhibit C, which has not been prepared, and for the Board to approve the updated Interlocal Agreement.

On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, the Amendment to the Interlocal Agreement, and authorizing its execution, was approved.

Ms. Cerbone noted that Management only has a redlined version of the Amended Agreement and asked if the redlined or the final version should be executed. Mr. Johnson stated the redlined version can be executed and Staff will substitute the clean version with the document that will be filed with the Court. He noted that the signature pages are not redlined.

It was noted that Mr. Krusen will sign, scan and email the executed Agreement to Mr. Johnson.

SIXTH ORDER OF BUSINESS**Consideration of Amendment to Master Trust Indenture**

Mr. Johnson presented the Amendment to the Master Trust Indenture. He reviewed the changes in Section 8.12., and recommended approval. The updated Master Trust Indenture does not need to be executed today.

On MOTION by Mr. Josey and seconded by Mr. Loxton, with all in favor, the Amendment to the Master Trust Indenture, was approved.

- **Consideration of Bond Validation Related Items**

This item, previously the Eighth Order of Business, was presented out of order.

Mr. Johnson stated this item was included as a placeholder in case anything else needed to be considered by the Board. At the present, there are no additional bond related items. He recently conferred with the Assistant State Attorney handling the validation, who confirmed that she would execute the joint stipulation relating to the admission of documents as soon as Staff forwards a written notification of the Board’s actions today.

SEVENTH ORDER OF BUSINESS

Consideration of Acquisition Agreement

Mr. Johnson presented the Acquisition Agreement between the CDD and Mu Landco Liquidating Company, LLC.

On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, the Acquisition Agreement, in substantial form and with confirmation of no additional changes or comments from the Landowner, and authorizing the Chair or Vice Chair to execute, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Bond Validation Related Items

This item was addressed following the Sixth Order of Business.

NINTH ORDER OF BUSINESS

NEXT MEETING DATE: May 15, 2025 at 1:00 PM at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544 [Adoption of FY2025 and FY2026 Budget]

Ms. Cerbone stated, since the Fiscal Year 2026 budget is still being prepared, the Board might not quite be ready to consider the next steps in financing-related actions, therefore, District Staff thinks it might be best to postpone the May 15, 2025 meeting and determine another target date.

Discussion ensued regarding whether to uphold the May 15, 2025 meeting date, Supervisor availability, the bond issue timing, the necessary 14-day advance notice to publicize the meeting and Supervisor compensation changes.

The consensus was to uphold May 15, 2025 as the next meeting date. Staff will circulate calendar invites and, if the meeting is cancelled, an email will be circulated to alert the Board and no calendar invites will be sent.

- **QUORUM CHECK**

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, the meeting adjourned at 10:29 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

KD52 CDD NO. 1

May 9, 2025



Secretary/Assistant Secretary



Chair/Vice Chair