

KD52

COMMUNITY DEVELOPMENT

DISTRICT No. 1

May 15, 2025

BOARD OF SUPERVISORS

PUBLIC HEARINGS

AND REGULAR

MEETING AGENDA

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

**AGENDA
LETTER**

KD52 Community Development District No. 1
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 8, 2025

Board of Supervisors
KD52 Community Development District No. 1

Dear Board Members:

The Board of Supervisors of the KD52 Community Development District No. 1 will hold Public Hearings and a Regular Meeting on May 15, 2025, at 1:00 p.m., at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208., Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. 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)*
 - 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
4. Ratification of Resolution 2025-33, Electing and Removing Officers of the District, and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-37, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
6. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Note: Meeting Location

- A. Affidavit of Publication
- B. Consideration of Resolution 2025-38, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
- 7. Consideration of Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date
- 8. Consideration of 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
- 9. Discussion/Consideration: Bond Financing Related Matters
- 10. Discussion/Consideration: Bond Validation Related Matters
- 11. Acceptance of Unaudited Financial Statements as of March 31, 2025
- 12. Approval of April 15, 2025, Public Hearings and Regular Meeting Minutes
- 13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *Clearview Land Design, P.L.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: TBD

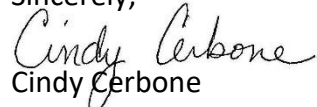
- QUORUM CHECK

SEAT 1	TOLLY KRUSEN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	LANE GARDNER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	MATTHEW JOSEY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	LAURA LINDSEY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	TRAVIS LOXTON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 14. Board Members' Comments/Requests
- 15. Public Comments
- 16. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

3

**KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of physical presence or online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of KD52 Community Development District No. 1 and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida
Print Name: _____
Commission No.: _____ Expires: _____

MAILING ADDRESS: Home Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

**RATIFICATION
ITEMS**

RESOLUTION 2025-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 ELECTING AND REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the KD52 Community Development District No. 1 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:

SECTION 1. The following is/are elected as Officer(s) of the District effective April 15, 2025:

Howard Lane Gardner is elected Chair

Tolly Krusen is elected Vice Chair

Matthew Josey is elected Assistant Secretary

Laura Lindsey is elected Assistant Secretary

Travis Loxton is elected Assistant Secretary

Chris Conti is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of April 15, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 15th day of April, 2025.

ATTEST:

**KD52 COMMUNITY
DEVELOPMENT DISTRICT NO. 1**


Secretary/Assistant Secretary


Chair/Vice Chair, Board of Supervisors

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

5A

35608

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF PASCO County


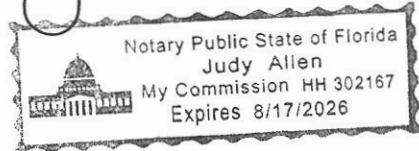
Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter FY25 & FY26 Budget Hearings was published in said newspaper by print in the issues of 04/27/25, 05/04/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant 

Sworn to and subscribed before me this **05/04/2025**

Signature of Notary of Public
Personally known or produced identification.
Type of identification produced _____

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 AND FISCAL YEAR 2026 PROPOSED BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the KD52 Community Development District No. 1 ("District") will hold public hearings and regular meeting as follows:

DATE: May 15, 2025
 TIME: 1:00 p.m.
 LOCATION: RAW Space Collaborative
 6013 Wesley Grove Blvd., Building 2, Suite 208
 Wesley Chapel, Florida 33544

The purpose of the public hearings is to receive comments and objections on the adoption of the District's proposed budgets for the fiscal year ending September 30, 2025, and the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budgets"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
 April 27, 202 & May 4, 2025 35608

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

5B

RESOLUTION 2025-37
[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the KD52 Community Development District No. 1 (“**District**”) a proposed budget (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager will post the Proposed Budget on the District’s website in accordance with Chapter 189, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the KD52 Community Development District No. 1 for the Fiscal Year Ending September 30, 2025."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF MAY, 2025.

ATTEST:

**KD52 COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Exhibit A: FY 2025 Budget

**KD 52 CDD No. 1
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**KD 52 CDD No. 1
COMMUNITY DEVELOPMENT DISTRICT
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**KD 52 CDD No. 1
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Proposed Budget FY 2025
REVENUES	
Landowner contribution	\$ 69,474
Total revenues	69,474
EXPENDITURES	
Professional & administrative	
Supervisors	-
Management/accounting/recording ⁴	20,000
Debt service fund accounting	1,250
Legal	25,000
Engineering	5,000
Audit	-
Arbitrage rebate calculation ¹	-
Dissemination agent ²	500
Trustee ³	-
Telephone	117
Postage	500
Printing & binding	292
Legal advertising	7,500
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	1,750
Website	
Hosting & maintenance	1,680
ADA compliance	210
Total expenditures	69,474
Net increase/(decrease) of fund balance	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	\$ -

¹This expense will be realized the year after the issuance of bonds.

²This expense will be realized when bonds are issued

³This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

⁴This fee represents the charge \$2k per month until bonds are issued, at which time the fee will be \$4k per month.

**KD 52 CDD No. 1
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording4	\$ 20,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Debt service fund accounting	1,250
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	5,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	-
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	-
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	500
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	-
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	117
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	292
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	7,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,750
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	1,680
ADA compliance	210
Total expenditures	<u><u>\$ 69,474</u></u>

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

6A

35608

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF PASCO County

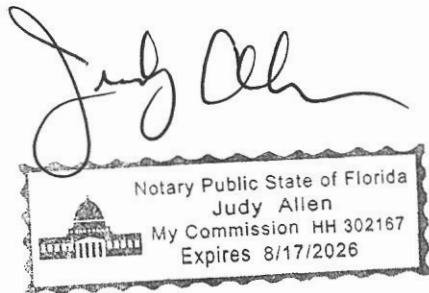
Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter FY25 & FY26 Budget Hearings was published in said newspaper by print in the issues of 04/27/25, 05/04/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant 

Sworn to and subscribed before me this **05/04/2025**

Signature of Notary of Public
Personally known or produced identification.
Type of identification produced _____



KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 AND FISCAL YEAR 2026 PROPOSED BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the KD52 Community Development District No. 1 ("District") will hold public hearings and regular meeting as follows:

DATE: May 15, 2025
 TIME: 1:00 p.m.
 LOCATION: RAW Space Collaborative
 6013 Wesley Grove Blvd., Building 2, Suite 208
 Wesley Chapel, Florida 33544

The purpose of the public hearings is to receive comments and objections on the adoption of the District's proposed budgets for the fiscal year ending September 30, 2025, and the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budgets"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
 April 27, 202 & May 4, 2025 35608

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

6B

RESOLUTION 2025-38
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the KD52 Community Development District No. 1 (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager will post the Proposed Budget on the District’s website in accordance with Chapter 189, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the KD52 Community Development District No. 1 for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF MAY, 2025.

ATTEST:

**KD52 COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A: FY 2026 Budget

**KD52 CDD NO. 2
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**KD52 CDD NO. 2
COMMUNITY DEVELOPMENT DISTRICT
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**KD52 CDD NO. 2
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Proposed Budget FY 2026
REVENUES	
Landowner contribution	\$ 106,290
Total revenues	106,290
EXPENDITURES	
Professional & administrative	
Supervisors	-
Management/accounting/recording	48,000
Debt service fund accounting	3,750
Legal	25,000
Engineering	5,000
Audit	5,500
Arbitrage rebate calculation	500
Dissemination agent	2,000
Trustee	5,000
Telephone	200
Postage	500
Printing & binding	500
Legal advertising	2,000
Annual special district fee	175
Insurance	5,500
Contingencies/bank charges	1,750
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	106,290
Net increase/(decrease) of fund balance	-
Fund balance - beginning (unaudited)	-
Fund balance - ending (projected)	\$ -

**KD52 CDD NO. 2
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Debt service fund accounting	3,750
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	5,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	5,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	2,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,750
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Total expenditures	<u><u>\$106,290</u></u>

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

7

RESOLUTION 2025-09

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the KD52 Community Development District No. 1 (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Pasco County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:

SECTION 1. The District’s local records office shall be located as follows:

LOCATION:

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

**KD52 COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

8

RESOLUTION 2025-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1 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

WHEREAS, the KD52 Community Development District No. 1 (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1:

1. ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE. The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 15th day of May, 2025.

ATTEST:

**KD52 COMMUNITY DEVELOPMENT
DISTRICT NO. 1**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 1		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>RAW Space Collaborative</i>		
<i>6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June __, 2025	Regular Meeting	__:__ AM/PM
July __, 2025	Regular Meeting	__:__ AM/PM
August __, 2025	Regular Meeting	__:__ AM/PM
September __, 2025	Regular Meeting	__:__ AM/PM

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

**UNAUDITED
FINANCIAL
STATEMENTS**

KD52
COMMUNITY DEVELOPMENT DISTRICT No. 1
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2025

**KD52
COMMUNITY DEVELOPMENT DISTRICT No. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2025**

	General Fund	Total Governmental Funds
ASSETS		
Due from Landowner	\$ 13,500	\$ 13,500
Total assets	13,500	13,500
 LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 2,364	\$ 2,364
Landowner advance	6,000	6,000
Landowner advance- Legal adv.	7,194	7,194
Total liabilities	15,558	15,558
 Fund balances:		
Restricted for:		
Unassigned	(2,058)	(2,058)
Total fund balances	(2,058)	(2,058)
 Total liabilities and fund balances	\$ 13,500	\$ 13,500

KD52
COMMUNITY DEVELOPMENT DISTRICT No. 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 306	\$ 306	\$ 69,474	0%
Total revenues	<u>306</u>	<u>306</u>	<u>69,474</u>	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	2,000	20,000	10%
Legal	-	-	25,000	0%
Engineering	-	-	5,000	0%
Dissemination agent*	-	-	500	0%
Debt service fund accounting	-	-	1,250	0%
Telephone	16	16	117	14%
Postage	-	-	500	0%
Printing & binding	42	42	292	14%
Legal advertising	306	306	7,500	4%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	-	-	1,750	0%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>2,364</u>	<u>2,364</u>	<u>69,474</u>	3%
Excess/(deficiency) of revenues over/(under) expenditures	(2,058)	(2,058)	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	<u>\$ (2,058)</u>	<u>\$ (2,058)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

KD52

COMMUNITY DEVELOPMENT DISTRICT

No. 1

MINUTES

DRAFT

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

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The Board of Supervisors of the KD52 Community Development District No. 1 held Public Hearings and a Regular Meeting on April 15, 2025, at 1:00 p.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

Present:

Howard "Lane" Gardner	Chair
Taliaferro "Tolly" Krusen	Assistant Secretary
Matthew Josey	Assistant Secretary

Also present:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:12 p.m. Supervisors Gardner, Kusen and Josey were present. Supervisors-Elect Laura Lindsey and Travis Loxton were not present.

Ms. Cerbone stated the meeting was originally anticipated to be held at the Hampton Inn & Suites but the location was no longer available, so the location was moved to the nearby Hilton Garden Inn Tampa-Wesley Chapel. A notice about the location change was posted on the door of the Hampton Inn & Suites and Mr. Conti is at the original location and will remain there for 15 minutes to notify potential attendees of the new location.

Ms. Cerbone stated the Public Hearing agenda item related to levying debt involves sending a Mailed Notice to the property owners. She is in possession of two waivers and Acknowledgements of Receipt of Notice from Mr. Gardner, who is an officer of two Landowners within the CDD boundaries. In the waivers, Mr. Gardner is attesting that he appeared today and that Ms. Cerbone is duly authorized to administer Oaths and that Mr. Gardner, to whom the Oath was administered to at the last meeting, is a Proxy Holder and/or officer of the entities within the boundaries of the CDD, he is a current owner, acknowledges that the CDD provided

39 mailed and published notice of today’s Public Hearing regarding the levy of non-ad valorem
 40 assessments on certain lands within the CDD. He acknowledges that, due to construction
 41 activities at the meeting location contained within the published and Mailed Notices, the
 42 meeting was moved to an alternate location. He acknowledges that he was provided with an
 43 updated meeting location for today’s meeting and Public Hearings. Mr. Gardner, on behalf of
 44 the Landowner and successors, assigns and acknowledges that they had actual knowledge of
 45 the convening of the Public Hearing today regarding the levy of assessments and the updated
 46 location and hereby waive any defect, irregularity or other insufficiency and any notice required
 47 by Florida Law for the imposition of the assessments. He has full authority to execute all
 48 documents and instruments on behalf of the Landowners, including the documents related to
 49 KD52 CDD No. 1 and KD52 CDD No 2.

50 Ms. Cerbone stated that Mr. Gardner executed this Waiver and Acknowledgement on
 51 behalf of SF LANDCO LIQUIDATING COMPANY LLC and MU LANDCO LIQUIDATING COMPANY
 52 LLC.

53

54 SECOND ORDER OF BUSINESS

Public Comments

55

56 No members of the public spoke.

57

58 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)

59

60

61

62

63 This item was deferred as neither were in attendance.

64 **A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**

65 **B. Membership, Obligations and Responsibilities**

66 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

67 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
 68 **Public Officers**

69

70 FOURTH ORDER OF BUSINESS

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

71

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73

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

- 75 Chair Howard "Lane" Gardner
- 76 Vice Chair Taliaferro "Tolly" Krusen
- 77 Assistant Secretary Matthew Josey
- 78 Assistant Secretary Laura Lindsey
- 79 Assistant Secretary Travis Loxton
- 80 Assistant Secretary Chris Conti

81 No other nominations were made.

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

- 83 Secretary Craig Wrathell
- 84 Assistant Secretary Cindy Cerbone
- 85 Treasurer Craig Wrathell
- 86 Assistant Treasurer Jeffrey Pinder

87

88 **On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor,**
 89 **Resolution 2025-33, Electing, as nominated, and Removing Officers of the**
 90 **District, and Providing for an Effective Date, was adopted.**

91

92

93 **FIFTH ORDER OF BUSINESS**

94 **Public Hearing Confirming the Intent of the**
 95 **District to Use the Uniform Method of**
 96 **Levy, Collection and Enforcement of Non-**
 97 **Ad Valorem Assessments as Authorized**
 98 **and Permitted by Section 197.3632, Florida**
 99 **Statutes; Expressing the Need for the Levy**
 100 **of Non-Ad Valorem Assessments and**
 101 **Setting Forth the Legal Description of the**
 102 **Real Property Within the District's**
 103 **Jurisdictional Boundaries that May or Shall**
 104 **Be Subject to the Levy of District Non-Ad**
 105 **Valorem Assessments; Providing for**
 106 **Severability; Providing for Conflict and**
 107 **Providing for an Effective Date**

108 **A. Affidavit/Proof of Publication**

109 This item was included for informational purposes. Ms. Cerbone recalled that the
110 meeting location change was addressed during the First Order of Business.

111

112 **B. Consideration of Resolution 2025-34, Expressing its Intent to Utilize the Uniform**
 113 **Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which**
 114 **May Be Levied by the KD52 Community Development District No. 1 in Accordance**
 115 **with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing**
 116 **an Effective Date**

117

118 **On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, the**
 119 **Public Hearing was opened.**

120

121

122 No affected property owners or members of the public spoke.

123

124 **On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, the**
 125 **Public Hearing was closed.**

126

127 **On MOTION by Mr. Josey and seconded by Mr. Krusen, with all in favor,**
 128 **Resolution 2025-34, Expressing its Intent to Utilize the Uniform Method of**
 129 **Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be**
 130 **Levied by the KD52 Community Development District No. 1 in Accordance with**
 131 **Section 197.3632, Florida Statutes; Providing a Severability Clause; and**
 132 **Providing an Effective Date, was adopted.**

133

134

135 **SIXTH ORDER OF BUSINESS**

Public Hearing to Consider the Adoption of
an Assessment Roll and the Imposition of
Special Assessments Relating to the
Financing and Securing of Certain Public
Improvements

136

137

138

139

140 **A. Affidavit/Proof of Publication**

141 **B. Mailed Notice to Property Owner(s)**

142

143 These items were included for informational purposes. Ms. Cerbone recalled that the
 144 meeting location change was addressed during the First Order of Business.

145

146 **On MOTION by Mr. Josey and seconded by Mr. Krusen, with all in favor, the**
 147 **Public Hearing was opened.**

148

149

150 **C. Master Engineer’s Report (for informational purposes)**

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

- 153 ➤ The Master Engineer's Reports includes both KD52 CDD No. 1 and KD52 CDD No. 2.
- 154 ➤ The Capital Improvement Plan (CIP) is anticipated to include roadway improvements;
155 stormwater management system, public water and wastewater utilities, hardscape, landscape
156 and irrigation, streetlights, undergrounding of electric utility, environmental conservation,
157 mitigation, offsite improvements and professional services.
- 158 ➤ The CIP Cost Estimate is \$115,614,660, of which \$73,539,660 is for the Estimated Master
159 Costs and \$42,075,000 is the Estimated Cost for District No. 1 only.

160 Ms. Buchanan posed, and Mr. Surak responded to the following questions:

161 **Ms. Buchanan:** In your professional opinion, do you believe that these estimated costs
162 are reasonable and proper?

163 **Mr. Surak:** I do.

164 **Ms. Buchanan:** Do you have any reason to believe that this project could not be
165 completed by the District?

166 **Mr. Surak:** I don't.

167 **D. Master Special Assessment Methodology Report (for informational purposes)**

168 Ms. Cerbone presented the Master Special Assessment Methodology Report dated
169 March 4, 2025. She noted the following:

- 170 ➤ The Master Special Assessment Methodology Report includes both KD52 CDD No. 1 and
171 KD52 CDD No. 2.
- 172 ➤ Some nomenclature updates were made based on feedback at the last meeting.
- 173 ➤ The information from the Engineer's Report was utilized to align with the types of units,
174 linear square footage references and costs.
- 175 ➤ Master improvements benefit both CDDs; master costs of approximately \$73 million are
176 shared. CDD No. 1 costs, which benefit only CDD No. 1, total approximately \$42 million; total
177 costs total approximately \$115 million.
- 178 ➤ The total par amount of bonds, including the costs of financing, capitalized interest and
179 debt service reserve, is \$158,465,000 to finance a portion of the CIP costs in the estimated total
180 amount of \$115,614,660.

181 Ms. Cerbone reviewed the pertinent information and discussed the Development
182 Program, CIP, Financing Program, Assessment Methodology, breakdown between CDD No. 1
183 and CDD No. 2 costs, and the Appendix Tables.

184 Ms. Buchanan posed, and Ms. Cerbone responded to the following questions:

185 **Ms. Buchanan:** In your professional opinion, do you believe that the lands subject to the
186 Assessment Methodology receive special benefits from the Improvement Plan as provided in
187 the Engineer’s Report?

188 **Ms. Cerbone:** Yes.

189 **Ms. Buchanan:** In your professional opinion, do you believe the special assessments are
190 reasonably apportioned among the lands?

191 **Ms. Cerbone:** Yes.

192 **Ms. Buchanan:** Do you believe that the special benefits will be equal to or in excess of
193 the maximum special assessments allocated in the Methodology?

194 **Ms. Cerbone:** Yes.

195 **Ms. Buchanan:** Do you believe, in your professional opinion, that it is reasonable,
196 proper and just to assess the cost of the CIP against the lands in the District in accordance with
197 the Methodology?

198 **Ms. Cerbone:** Yes.

- 199 • **Hear testimony from the affected property owners as to the propriety and advisability**
- 200 **of making the improvements and funding them with special assessments on the**
- 201 **property.**

202 No affected property owners or members of the public spoke.

- 203 • **Thereafter, the governing authority shall meet as an equalizing board to hear any and**
- 204 **all complaints as to the special assessments on a basis of justice and right.**

205 The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

206

207 **On MOTION by Mr. Josey and seconded by Mr. Krusen, with all in favor, the**

208 **Public Hearing was closed.**

209

210

- 211 **E. Consideration of Resolution 2025-35, Authorizing District Projects for Construction**
- 212 **and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,**
- 213 **and Levying Special Assessments on Property Specially Benefited by Such Projects to**

214 Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special
 215 Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida
 216 Statutes; Confirming the District's Intention to Issue Special Assessment Bonds;
 217 Making Provisions for Transfers of Real Property to Homeowners Associations,
 218 Property Owners Association And/or Governmental Entities; Providing for the
 219 Recording of an Assessment Notice; Providing for Severability, Conflicts and an
 220 Effective Date

221 Ms. Buchanan presented Resolution 2025-35, which accomplishes the following:

- 222 ➤ Identifies the authority of the Board to adopt this Resolution.
- 223 ➤ Makes certain findings about the evidence presented today.
- 224 ➤ Confirms the authorization of the CDD’s project.
- 225 ➤ Confirms the cost of the improvements.
- 226 ➤ Equalizes, approves and confirms and levies the special assessments.
- 227 ➤ Finalizes the special assessments.
- 228 ➤ Provides for the allocation, payment and prepayment.
- 229 ➤ Sets forth how true-up payments will be made.
- 230 ➤ Confirms that certain property owned by units of local government or potentially,
 231 owner’s associations, will be exempt from special assessments in most circumstances.
- 232 ➤ Requires that the CDD must provide notice of the assessments.

233

234 **On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor,**
 235 **Resolution 2025-35, Authorizing District Projects for Construction and/or**
 236 **Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,**
 237 **and Levying Special Assessments on Property Specially Benefited by Such**
 238 **Projects to Pay the Cost Thereof; Providing for the Payment and the Collection**
 239 **of Such Special Assessments by the Methods Provided for by Chapters 170, 190**
 240 **and 197, Florida Statutes; Confirming the District's Intention to Issue Special**
 241 **Assessment Bonds; Making Provisions for Transfers of Real Property to**
 242 **Homeowners Associations, Property Owners Association And/or Governmental**
 243 **Entities; Providing for the Recording of an Assessment Notice; Providing for**
 244 **Severability, Conflicts and an Effective Date, was adopted.**

245

246

247 **SEVENTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments
 and Objections to the Adoption of the
 Rules of Procedure, Pursuant to Sections
 120.54 and 190.035, Florida Statutes**

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A. Affidavits of Publication

B. Consideration of Resolution 2025-36, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Josey and seconded by Mr. Krusen, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Josey and seconded by Mr. Krusen, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Josey and seconded by Mr. Krusen, with all in favor, Resolution 2025-36, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

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

This item was deferred.

NINTH ORDER OF BUSINESS

Consideration of 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.

TENTH ORDER OF BUSINESS

Approval of Meeting Minutes

A. March 4, 2025 Landowners' Meeting

The following change was made:

Line 16: Change "District Engineer" to "Landowner Representative"

291 **B. March 4, 2025 Organizational Meeting**

292 The following change was made:

293 Line 24: Insert “Sean Manson” and “Landowner Representative”

294

295 **On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, the**
296 **March 4, 2025 Landowners’ Meeting Minutes and the March 4, 2025**
297 **Organizational Meeting Minutes, both as amended, were approved.**

298

299

300 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

301

302 **A. District Counsel: Kutak Rock LLP**

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

304 There were no further reports from District Counsel or the District Engineer.

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

306 ○ **Property Insurance on Vertical Assets**

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

310 ○ **QUORUM CHECK**

311

312 **TWELFTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

313

314 There were no Board Members’ comments or requests.

315

316 **THIRTEENTH ORDER OF BUSINESS**

Public Comments

317

318 No members of the public spoke.

319

320 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

321

322 **On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, the**
323 **meeting adjourned at 1:39 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

328
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Secretary/Assistant Secretary

Chair/Vice Chair