

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

The Board of Supervisors of the KD52 Community Development District No. 1 held 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.

Present:

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

Also present:

Cindy Cerbone	District Manager/Proxy Holder
Chris Conti	Wrathell, Hunt and Associates (WHA)
Jonathan Johnson (via telephone)	District Counsel
Misty Taylor (via telephone)	Kutak Rock LLP
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 1:01 p.m. Supervisors Gardner, Krusen and Josey were present. Supervisor Loxton and Supervisor-Elect Lindsey were absent.

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 will remain on the agenda until Ms. Lindsey is sworn in.

- 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 asked if there were any questions for the District Engineer, as he must leave the call. There were no questions for Mr. Surak. Ms. Cerbone thanked Mr. Surak for coordinating with Mr. Krusen and Mr. Manson to get the operations checklist filled out and transmitted to her colleague, Mr. Chuck Adams, who compiled the pro forma field operations numbers, and incorporated the Professional and Admin fees into the budget for the Board and representatives from MBS Capital Markets to review.

Mr. Surak left the call.

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 the Resolution 2025-33. The slate was as follows:

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. Krusen and seconded by Mr. Josey, 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

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

A. Affidavit/Proof 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

Ms. Cerbone presented Resolution 2025-37. The Proposed Fiscal Year 2025 budget is a Landowner-contribution budget, with expenses funded as they are incurred.

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

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, 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, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Affidavit/Proof 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**

Ms. Cerbone presented Resolution 2025-38 and reviewed the Proposed Fiscal Year 2026 budget.

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

On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, 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, was adopted.

SEVENTH 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.

EIGHTH 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.

NINTH ORDER OF BUSINESS

Discussion/Consideration: Bond Financing Related Matters

Mr. Johnson reported that the bond validation hearing was continued until June 3, 2025, as Staff continues to coordinate with the Chair and Vice Chair to resolve matters broached by the State Attorney’s office.

Ms. Cerbone stated, as District Staff is unsure what questions might be raised between now and the bond validation hearing, it would be wise to consider recessing and continuing today’s meeting to Friday, May 23, 2025 at 9:00 a.m., out of an abundance of caution.

TENTH ORDER OF BUSINESS

Discussion/Consideration: Bond Validation Related Matters

This item was addressed during the Ninth Order of Business.

On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

**Approval of April 15, 2025, Public Hearings
and Regular Meeting Minutes**

On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, the April 15, 2025 Public Hearings and Regular Meeting, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer (Interim): Clearview Land Design, P.L.**

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

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

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The Continued Meeting will be held on May 23, 2025 at 9:00 a.m.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the meeting recessed and was continued to Friday, May 23, 2025 at 9:00 a.m., at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544.

KD52 CDD NO. 1

May 15, 2025



Secretary/Assistant Secretary



Chair/Vice Chair