

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

The Board of Supervisors of the KD52 Community Development District No. 1 held a Continued Regular Meeting on May 23, 2025, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 9:00 a.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
Sean Manson (via telephone)	Landowner Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 9:09 a.m. Supervisors Gardner, Krusen and Josey were present. Supervisor Loxton and Supervisor-Elect Laura Lindsey were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

Mr. Johnson reported the following:

- The Bond Validation hearing was held but was continued to allow the State Attorney to expand its questions and concerns. The hearing is scheduled to reconvene on June 3, 2025.
- Today's meeting was scheduled to provide the Board and Staff an opportunity to address any lingering matters related to the bond issuance.
- Staff spoke with the Assistant State Attorney. The only remaining concern to be addressed relates to the Economic Incentive Agreement that MU Landco and SF Landco entered into with Pasco County, which allows for assignment to the CDD, which has not occurred.
- The revenue streams anticipated by that Agreement are not pledged to the bonds. While this is not believed to be a particularly relevant inquiry, Staff recommends authorizing

the Chair and District Staff, to continue cooperating with the State Attorney’s office and to provide documents and testimony at the Validation Hearing to resolve any lingering concerns.

On MOTION by Mr. Josey and seconded by Mr. Krusen, with all in favor, authorizing the Chair and District Staff to continue working with the State Attorney’s office and to provide necessary or helpful documents and testimony at the Validation Hearing to resolve the concerns, was approved.

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**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-39, 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

The Fourth, Fifth, Sixth, Seventh, Eighth and Ninth Orders of Business were not addressed.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-40, Electing and Removing Officers of the District, and Providing for an Effective Date

SIXTH ORDER OF BUSINESS

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

SEVENTH 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

EIGHTH ORDER OF BUSINESS

Discussion/Consideration: Bond Financing Related Matters

NINTH ORDER OF BUSINESS

Discussion/Consideration: Bond Validation Related Matters

TENTH ORDER OF BUSINESS

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**
 - Property Insurance on Vertical Assets**
 - NEXT MEETING DATE: TBD**
 - QUORUM CHECK**

There were no Staff reports.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment


On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, the meeting adjourned at 9:12 a.m.

KD52 CDD NO. 1

May 23, 2025



Secretary/Assistant Secretary



Chair/Vice Chair