

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

The Board of Supervisors of the KD52 Community Development District No. 1 held a Regular Meeting on February 24, 2026 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
Chris Conti (via telephone)	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
Brian Surak (via telephone)	Interim District Engineer
Sean Manson	Landowner Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:00 p.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.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisor Laura Lindsey [Seat 4] (the following will be provided under a separate cover)

This item was deferred and 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 2026-01, Ratifying the Actions of the District Manager and District Staff in Noticing the RFQ for Project Engineering Services; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, Resolution 2026-01, Ratifying the Actions of the District Manager and District Staff in Noticing the RFQ for Project Engineering Services; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Qualifications for Project Engineering Services

A. Proof/Affidavit of Publication

B. Respondent(s)

I. Stantec Consulting Services Inc.

II. Traffic & Mobility Consultants LLC (received after deadline)

Ms. Cerbone stated the submittal from Traffic & Mobility Consultants LLC (TMC), was received the day after the February 17, 2026, 9:00 a.m., deadline. As such, the Board can reject TMC’s submittal since it was noncompliant or the Board can choose to waive the variance.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, rejecting the Traffic & Mobility Consultants LLC submittal, on the basis of it being submitted after the deadline, was approved.

C. Ranking/Evaluations

Ms. Cerbone stated she did not see any issues with the submittal from Stantec Consulting Services Inc. (Stantec). The Board has the option to deem Stantec as the most responsive, qualified, and highest ranked respondent and authorize Staff and others to negotiate a contract. Ms. Buchanan stated, if negotiations are not successful, the CDD can go through this process again.

D. Award of Contract

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, as deeming Stantec Consulting Services Inc., as the most responsive, qualified, and highest ranked respondent to the RFQ for Project Engineering Services; ranking Stantec Consulting Services Inc., as the highest ranked respondent to the RFQ for Project Engineering Services; and authorizing District Staff, the Construction

Manager, Mr. Krusen and Mr. Manson to negotiate an agreement with Stantec Consulting Services, Inc.; was approved.

SIXTH OF BUSINESS

Consideration of Resolution 2026-02, Ratifying, Confirming and Approving the Sale of the District's Series 2025 Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District's Series 2025 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted By the Board; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2026-02, Ratifying, Confirming and Approving the Sale of the District's Series 2025 Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the District's Series 2025 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted By the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing and Maintenance of Improvements to Real Property

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Disclosure of Public Financing and Maintenance of Improvements to Real Property, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2026-03, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Designating the Location of the Local District Records Office and Providing for an Effective Date

This item was deferred.

TENTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

- A. October 1, 2024 - September 30, 2025**
- B. October 1, 2025 - September 30, 2026**

Ms. Cerbone stated the 2025 Goals and Objectives Reporting was done. She presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

ELEVENTH ORDER OF BUSINESS

Ratification Items

- A. Resolution 2025-33, Electing and Removing Officers of the District and Providing for an Effective Date**
- B. Archaeological Consultants, Inc., Agreement for Cultural Resources Assessment Survey Services**
- C. First Amendment to Agreement Regarding the Acquisition of Certain Work Product, Real Property, and Infrastructure**
- D. Phillips Heavy, Inc. Change Order Number 1 [Kinfield Phase 1 Master Infrastructure]**

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Ratification items, as listed, were ratified.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Unaudited Financial Statements as of January 31, 2026, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of September 23, 2025 Special Meeting and Audit Committee Meeting Minutes

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the September 23, 2025 Special Meeting and Audit Committee Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Clearview Land Design, P.L.**
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC**
 - **NEXT MEETING DATE: March 17, 2026 at 1:00 PM**
 - **QUORUM CHECK**

Ms. Cerbone discussed preparation of the proposed Fiscal Year 2027 budget and asked to be advised of assets/improvements that will likely come online in Fiscal Year 2027.

The March and April 2026 meetings might be cancelled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

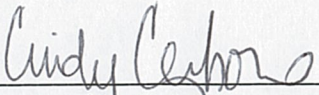
Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, the meeting adjourned at 1:18 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair