

**MINUTES OF MEETING
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2**

An Organizational Meeting of the KD52 Community Development District No. 2 was held on March 4, 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
Taliaferro "Tolly" Krusen
Matthew Josey

Chair
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti
Jamie Sanchez
Jonathan Johnson (via telephone)
Brian Surak
Misty Taylor
Sara Zare (via telephone)

District Manager/Proxy Holder
Wrathell, Hunt and Associates (WHA)
Wrathell, Hunt and Associates (WHA)
District Counsel
District Engineer
Bond Counsel
MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:01 a.m. The Oath of Office was administered before the meeting to newly elected Supervisors Taliaferro "Tolly" Krusen, Howard "Lane" Gardner and Matthew Josey, who were present. Supervisors-Elect Laura Lindsey and Travis Loxton were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

PART 1: GENERAL DISTRICT ITEMS

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)

The Oaths were administered before the meeting. Ms. Cerbone stated that all Supervisors are familiar with the following:

- 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 paraphrased Form 8B, as follows:

“I am a member of the Board of Supervisors of the KD52 Community Development District No. 2, created under Chapter 190, Florida Statutes, and I am a principal, employee and/or business associate, or relative, of a landowner in the District. Decisions potentially affecting the landowner may come before the Board from time to time. Pursuant to Section 112.3143(3)(b), and 190.007(1), Florida Statutes, I understand that I do not have a conflict of interest when voting on such matters, and that I am not prohibited from voting on such matters. That said, I am filing this disclosure of voting conflict in an abundance of caution, and to follow the procedures required by section 112.3143, Florida Statutes, and for the duration of my term and any subsequent terms.”

Ms. Cerbone stated that Form 8B will be noted and attached to specific meeting minutes only when necessary to disclose a conflict of interest.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners’ Meeting; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-01.

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, Resolution 2025-01, Ratifying the Actions of the District Manager and District

Staff in Noticing the Landowners’ Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, 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

Ms. Cerbone presented Resolution 2025-02. She recapped the Landowners’ Election results, which will be inserted into Sections 1 and 2 of the Resolution, as follows:

Seat 1	Tolly Krusen	320 votes	4-Year Term
Seat 2	Lane Gardner	320 votes	4-Year Term
Seat 3	Matt Josey	210 votes	2-Year Term
Seat 4	Laura Lindsey	210 votes	2-Year Term
Seat 5	Travis Loxton	210 votes	2-Year Term

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, Resolution 2025-02, 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, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Electing Certain Officers of the District, and Providing for an Effective Date

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

Chair	Howard “Lane” Gardner
Vice Chair	Taliaferro “Tolly” Krusen
Secretary	Craig Wrathell
Assistant Secretary	Matthew Stephens Josey
Assistant Secretary	Cindy Cerbone
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-03, Electing Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

PART 2: CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)

ORGANIZATIONAL ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Consent Agenda Organizational Items:

Ms. Cerbone stated that the Consent Agenda Items were discussed in the KD52 CDD No. 1 meeting held just before this meeting. Approval, adoption and/or ratification will be under the same terms, changes, edits, amendments, etc., as in the KD52 CDD No. 1 meeting.

- A. Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
 - **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**
- B. Resolution 2025-05, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**
 - **Fee Agreement: Kutak Rock LLP**
- C. Resolution 2025-06, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**
- D. Resolution 2025-07, Appointing an Interim District Engineer for the KD52 Community Development District No. 2, Authorizing Its Compensation and Providing for an Effective Date**
 - **Interim Engineering Services Agreement: Clearview Land Design, P.L.**
- E. Authorization of Request for Qualifications (RFQ) for Engineering Services**
- F. Board Member Compensation: 190.006 (8), F.S.**

Each Board Member will make their individual decision and submit paperwork, if necessary.

- G. Resolution 2025-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

- H. Resolution 2025-09, Setting Forth the Policy of the KD52 Community Development District No. 2 Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers and Staff; and Providing for an Effective Date**
 - **Authorization to Obtain General Liability and Public Officers' Insurance**
- I. Resolution 2025-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**
- J. Resolution 2025-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**
- K. Resolution 2025-12, Granting the Chairman and Vice Chairman the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**
- L. Resolution 2025-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the KD52 Community Development District No. 2; and Providing for an Effective Date**
- M. Authorization of Request for Proposals (RFP) for Annual Audit Services**
 - **Designation of Board of Supervisors as Audit Committee**
- N. Strange Zone, Inc., Quotation #M25-0009 for District Website Design, Maintenance and Domain Web-Site Design Agreement**
- O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**
- P. Resolution 2025-14, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**
- Q. Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**
- R. MU Landco Liquidating Company, LLC Agreement Regarding the Acquisition of Certain Work Product, Real Property, and Infrastructure**

BANKING ITEMS

EIGHTH ORDER OF BUSINESS

**Consideration of the Following Consent
Agenda Banking Items:**

- A. Resolution 2025-15, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date**
- B. Resolution 2025-16, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date**

BUDGETARY ITEMS

NINTH ORDER OF BUSINESS

**Consideration of the Following Consent
Agenda Budgetary Items:**

- A. Budget Funding Agreement Fiscal Year 2025**
- B. Budget Funding Agreement Fiscal Year 2026**
- C. Resolution 2025-17, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**
- D. Resolution 2025-18, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**
- E. Resolution 2025-19, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**
- F. Resolution 2025-20, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**
- G. Resolution 2025-21, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Consent Agenda Items in the Seventh, Eighth and Ninth Orders of Business, were approved and/or adopted.

PART 3: NON-CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)

ORGANIZATIONAL ITEMS

TENTH ORDER OF BUSINESS

Consideration of the Following Non-Consent Agenda Organizational Items:

- A. Resolution 2025-22, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

- B. Resolution 2025-23, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

I. Rules of Procedure

II. Notices of Rule Development and Rulemaking

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-23, to Designate Date, Time and Place of April 15, 2025 at 1:00 p.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- C. Resolution 2025-24, 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.

BANKING ITEMS

ELEVENTH ORDER OF BUSINESS

Consideration of the Following Non-Consent Agenda Banking Item:

- A. Resolution 2025-25, Designating a Public Depository for Funds of the KD52 Community Development District No. 2 and Providing an Effective Date**

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-25, Designating Truist as a Public Depository for Funds of the KD52 Community Development District No. 2 and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

TWELFTH ORDER OF BUSINESS

Consideration of the following Non-Consent Agenda Budgetary Items:

- A. Resolution 2025-26, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-26 and the proposed Fiscal Year 2025 budget, which is a partial-year Landowner-funded budget, with expenses funded as they are incurred.

The following change was made to the proposed Fiscal Year 2025 budget:

Page 1: Change “Developer” to “Landowner”

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-26, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on May 15, 2025 at 1:00 p.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544; Addressing Severability; and Providing for an Effective Date, was adopted.

- B. Resolution 2025-27, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-27 and the proposed Fiscal Year 2026 budget, which is a full-year Landowner-funded budget, with expenses funded as they are incurred.

The following change was made to the proposed Fiscal Year 2026 budget:

Page 1: Change “Developer” to “Landowner”

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-27, Approving the Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on

May 15, 2025 at 1:00 p.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544; Addressing Severability; and Providing for an Effective Date, was adopted.

- C. **Resolution 2025-28, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-28.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-28, Authorizing an Individual Designated by the Board of Supervisors to Act as the District’s Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District’s Infrastructure Improvements as Provided in the District’s Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

PART 4: BOND FINANCING & PROJECT RELATED MATTERS

FINANCING RELATED MATTERS

THIRTEENTH ORDER OF BUSINESS

Consideration of the following Bond Financing Related Items:

- A. **Bond Financing Team Funding Agreement**

Mr. Johnson presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

B. Engagement of Bond Financing Professionals

- I. Underwriter/Investment Banker: MBS Capital Markets, LLC**
- II. Bond Counsel: Bryant Miller Olive P.A.**
 - I. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.**

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the MBS Capital Markets, LLC Agreement for Underwriter/Investment Banker Services, in substantial form; the Bryant Miller Olive P.A., Agreement for Bond Counsel Services; and the U.S. Bank, Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar, as presented, were approved.

C. Presentation of Master Engineer’s Report

Ms. Cerbone noted that the Master Engineer’s Report and the Master Special Assessment Methodology Report were presented at the KD52 CDD No. 1 meeting. The Reports include both KD52 CDD No. 1 and KD52 CDD No. 2. Mr. Johnson stated that the Board can proceed with approving the Reports, the Board Members are familiar with them and had an opportunity to review the Reports in advance of the meeting.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, the Master Engineer’s Report, in substantial form and for purposes of beginning the assessment process, was approved.

D. Presentation of Master Special Assessment Methodology Report

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the Master Special Assessment Methodology Report dated March 4, 2025, in substantial form, was approved.

E. Consideration of Resolution 2025-29, Approving the Form and Authorizing the Execution and Delivery of an Interlocal Agreement Between the District and KD52

Community Development District No. 1 to Provide for Certain Matters Related to the Issuance of Bonds to Finance the Costs of Infrastructure of Mutual Benefit to the Lands Located in Both Districts; Authorizing the District to Jointly Participate in Validation proceedings with KD52 Community Development District No. 1 to Validate Bonds Issued Thereby and the Interlocal Agreement Authorized Hereunder; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-29.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-29, Approving the Form and Authorizing the Execution and Delivery of an Interlocal Agreement Between the District and KD52 Community Development District No. 1 to Provide for Certain Matters Related to the Issuance of Bonds to Finance the Costs of Infrastructure of Mutual Benefit to the Lands Located in Both Districts, in substantial form; Authorizing the District to Jointly Participate in Validation proceedings with KD52 Community Development District No. 1 to Validate Bonds Issued Thereby and the Interlocal Agreement Authorized Hereunder; and Providing an Effective Date, was adopted.

- F. Resolution 2025-30, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Dates**

Ms. Cerbone presented Resolution 2025-30.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-30, Designating a Date, Time, and Location of April 15, 2025 at 1:00 p.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544 for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

- G. Resolution 2025-31, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to**

be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

Ms. Cerbone presented Resolution 2025-31.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, Resolution 2025-31, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

H. Resolution 2025-32, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the KD52 Community Development District No. 2 in Accordance with Chapters 170, 190 and 197, Florida Statutes

Ms. Cerbone presented Resolution 2025-32.

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, Resolution 2025-32, Setting a Public Hearing on April 15, 2025 at 1:00 p.m., at the RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the KD52 Community Development District No. 2 in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Johnson stated that Kutak Rock LLP also represents KD52 CDD No. 1. He does not believe a conflict of interest exists. He asked the Board to acknowledge the dual representation.

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, acknowledging Kutak Rock LLP’s dual representation of KD52 CDD No. 1 and KD52 CDD No. 2 and agreeing to it in accordance with the rules of the Florida Bar Association, was approved.

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

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

There were no District Engineer or District Manager reports.

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. Gardner and seconded by Mr. Krusen, with all in favor, the meeting adjourned at 11:13 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair