

**KD52**

**COMMUNITY DEVELOPMENT**

**DISTRICT No. 2**

**May 15, 2025**

**BOARD OF SUPERVISORS**

**PUBLIC HEARINGS**

**AND REGULAR**

**MEETING AGENDA**

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 2**

**AGENDA**

**LETTER**

**KD52 Community Development District No. 2**  
**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. 2

Dear Board Members:

The Board of Supervisors of the KD52 Community Development District No. 2 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 2025-22, Designating the Location of the Local District Records Office and Providing an Effective Date
- 8. Consideration of 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
- 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

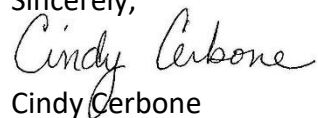
- QUORUM CHECK

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. 2**

**3**

**KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2  
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. 2 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. 2 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. 2**

**RATIFICATION  
ITEMS**

**RESOLUTION 2025-33**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 ELECTING AND REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the KD52 Community Development District No. 2 (“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. 2:**

**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. 2**

  
\_\_\_\_\_  
Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 2**

**5A**

35593

# 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 Hearinga 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. 2

### 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. 2 ("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  
04/27/25, 05/04/25

35593

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 2**

**5B**

**RESOLUTION 2025-37**  
**[FY 2025 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 (“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. 2 (“**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 1<sup>st</sup> 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. 2:**

**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. 2 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 15<sup>th</sup> DAY OF MAY, 2025.**

ATTEST:

**KD52 COMMUNITY DEVELOPMENT  
DISTRICT NO. 2**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2025 Budget

**Exhibit A:** FY 2025 Budget

**KD 52 CDD No. 2  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**

**KD 52 CDD No. 2  
COMMUNITY DEVELOPMENT DISTRICT  
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**KD 52 CDD No. 2  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Proposed Budget FY 2025
<b>REVENUES</b>	
Landowner contribution	\$ 69,474
Total revenues	69,474
<b>EXPENDITURES</b>	
<b>Professional &amp; administrative</b>	
Supervisors	-
Management/accounting/recording <sup>4</sup>	20,000
Debt service fund accounting	1,250
Legal	25,000
Engineering	5,000
Audit	-
Arbitrage rebate calculation <sup>1</sup>	-
Dissemination agent <sup>2</sup>	500
Trustee <sup>3</sup>	-
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)	\$ -

<sup>1</sup>This expense will be realized the year after the issuance of bonds.

<sup>2</sup>This expense will be realized when bonds are issued

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

<sup>4</sup>This 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. 2  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording4	\$ 20,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (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 &amp; 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. 2**

**6A**

35593

# 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 Hearinga 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. 2

### 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. 2 ("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  
04/27/25, 05/04/25

35593

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 2**

**6B**

**RESOLUTION 2025-38**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 (“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. 2 (“**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 1<sup>st</sup> 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. 2:**

**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. 2 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 15<sup>th</sup> DAY OF MAY, 2025.**

ATTEST:

**KD52 COMMUNITY DEVELOPMENT  
DISTRICT NO. 2**

---

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
<b>REVENUES</b>	
Landowner contribution	\$ 106,290
Total revenues	106,290
<b>EXPENDITURES</b>	
<b>Professional &amp; administrative</b>	
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><b>Wrathell, Hunt and Associates, LLC</b> (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 &amp; 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. 2**

**7**

**RESOLUTION 2025-22**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the KD52 Community Development District No. 2 (“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. 2:**

**SECTION 1.** The District’s local records office shall be located at:

**LOCATION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

**KD52 COMMUNITY DEVELOPMENT  
DISTRICT NO. 2**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 2**

**8**

**RESOLUTION 2025-24**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2 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. 2 (“**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. 2:**

**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 15<sup>th</sup> day of May, 2025.

ATTEST:

**KD52 COMMUNITY DEVELOPMENT  
DISTRICT NO. 2**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

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

**KD52**

**COMMUNITY DEVELOPMENT DISTRICT**

**No. 2**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**KD52**  
**COMMUNITY DEVELOPMENT DISTRICT No. 2**  
**FINANCIAL STATEMENTS**  
**UNAUDITED**  
**MARCH 31, 2025**

**KD52  
COMMUNITY DEVELOPMENT DISTRICT No. 2  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2025**

	General Fund	Total Governmental Funds
<b>ASSETS</b>		
Due from Landowner	\$ 13,500	\$ 13,500
Total assets	13,500	13,500
 <b>LIABILITIES AND FUND BALANCES</b>		
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. 2**  
**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
<b>REVENUES</b>				
Landowner contribution	\$ 306	\$ 306	\$ 69,474	0%
Total revenues	<u>306</u>	<u>306</u>	<u>69,474</u>	0%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
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. 2**

**MINUTES**

**DRAFT**

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

The Board of Supervisors of the KD52 Community Development District No. 2 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 1:41 p.m.

Supervisors Gardner, Kusen and Josey were present. Supervisors-Elect Laura Lindsey and Travis Loxton were not present.

Ms. Cerbone spoke about the change in the meeting location later in the meeting.

**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)**

39 This item was deferred as neither were in attendance.

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

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

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

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

45

46 **FOURTH ORDER OF BUSINESS**

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

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50 Ms. Cerbone presented Resolution 2025-33. Mr. Gardner nominated the following:

51 Chair Howard "Lane" Gardner

52 Vice Chair Taliaferro "Tolly" Krusen

53 Assistant Secretary Matthew Josey

54 Assistant Secretary Laura Lindsey

55 Assistant Secretary Travis Loxton

56 Assistant Secretary Chris Conti

57 No other nominations were made.

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

59 Secretary Craig Wrathell

60 Assistant Secretary Cindy Cerbone

61 Treasurer Craig Wrathell

62 Assistant Treasurer Jeffrey Pinder

63

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

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69 **FIFTH ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the  
District to Use the Uniform Method of  
Levy, Collection and Enforcement of Non-**

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**Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

**A. Affidavit/Proof of Publication**

This item was included for informational purposes. Ms. Cerbone recalled that the meeting location change was addressed extensively during the First Order of Business of the KD52 CDD No1., meeting held just prior to this meeting.

In summary, in his capacity as an officer of two Landowners, Mr. Gardner executed Acknowledgements of Receipt of Notice related to the change of venue for the Public Hearings.

**B. Consideration of Resolution 2025-34, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the KD52 Community Development District No. 2 in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

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

**On MOTION by Mr. Josey and seconded by Mr. Krusen, with all in favor, Resolution 2025-34, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be**

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**Levied by the KD52 Community Development District No. 2 in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**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**

**A. Affidavit/Proof of Publication**

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

These items were included for informational purposes.

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 was at the original location and remained there for 15 minutes to notify potential attendees of the new location. No one arrived while he was there.

In his capacity as an officer of two Landowners, Mr. Gardner executed Acknowledgements of Receipt of Notice related to the change of venue for the Public Hearings and that he has full authority to execute all documents and instruments on behalf of the Landowners, including the documents related to KD52 CDD No. 1 and KD52 CDD No 2.

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

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

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

- The Master Engineer’s Report includes both KD52 CDD No. 1 and KD52 CDD No. 2.

141 ➤ The Capital Improvement Plan (CIP) is anticipated to include roadway improvements;  
142 stormwater management system, public water and wastewater utilities, hardscape, landscape  
143 and irrigation, streetlights, undergrounding of electric utility, environmental conservation,  
144 mitigation, offsite improvements and professional services.

145 ➤ The CIP Cost Estimate is \$115,614,660, of which \$73,539,660 is for the Estimated Master  
146 Costs and \$42,075,000 is the Estimated Cost for District No. 1 only.

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

148 **Ms. Buchanan:** In your professional opinion, do you believe that these estimated costs  
149 of the project are reasonable and proper?

150 **Mr. Surak:** Yes, they are.

151 **Ms. Buchanan:** Do you have any reason to believe that this project cannot be completed  
152 or carried out by the District?

153 **Mr. Surak:** No, I do not.

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

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

157 ➤ The Master Special Assessment Methodology Report includes both KD52 CDD No. 1 and  
158 KD52 CDD No. 2.

159 ➤ The information from the Engineer's Report was utilized to align with the types of units,  
160 linear square footage references and costs.

161 ➤ Master improvements benefit both CDDs; master costs of approximately \$73 million are  
162 shared. CDD No. 1 costs, which benefit only CDD No. 1, total approximately \$42 million; total  
163 costs total approximately \$115 million.

164 ➤ The total par amount of bonds, including the costs of financing, capitalized interest and  
165 debt service reserve, is \$158,465,000 to finance a portion of the CIP costs in the estimated total  
166 amount of \$115,614,660.

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

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

171 **Ms. Buchanan:** In your professional opinion, do you believe that the lands subject to the  
172 Assessment Methodology receive special benefits from the Improvements described in the  
173 Engineer’s Report?

174 **Ms. Cerbone:** Yes.

175 **Ms. Buchanan:** In your professional opinion, are the special assessments, as provided in  
176 the Methodology, reasonably apportioned among the lands?

177 **Ms. Cerbone:** Yes.

178 **Ms. Buchanan:** Are the special benefits the lands will receive equal to or in excess of the  
179 maximum special assessments allocated as set forth in the Methodology?

180 **Ms. Cerbone:** Yes.

181 **Ms. Buchanan:** Do you believe that it is reasonable, proper and just to assess the cost of  
182 the Improvements against the lands in the District in accordance with your Methodology?

183 **Ms. Cerbone:** Yes.

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

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

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

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

191

192 **On MOTION by Mr. Josey and seconded by Mr. Gardner, with all in favor, the**  
193 **Public Hearing was closed.**

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- 196 **E. Consideration of Resolution 2025-35, Authorizing District Projects for Construction**
- 197 **and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,**
- 198 **and Levying Special Assessments on Property Specially Benefited by Such Projects to**
- 199 **Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special**



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

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**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.**

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**EIGHTH ORDER OF BUSINESS**

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

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This item was deferred.

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**NINTH ORDER OF BUSINESS**

**Consideration of 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**

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This item was deferred.

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**TENTH ORDER OF BUSINESS**

**Approval of Meeting Minutes**

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263

**A. March 4, 2025 Landowners’ Meeting**

264

The following change was made:

265

Line 16: Change “District Engineer” to “Landowner Representative”

266

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

267

The following change was made:

268

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

269

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

273

274

275 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

276

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

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

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

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

281 ○ **Property Insurance on Vertical Assets**

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

285 ○ **QUORUM CHECK**

286

287 **TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

288

289 There were no Board Members' comments or requests.

290

291 **THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

292

293 No members of the public spoke.

294

295 **FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

296

297 **On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, the**  
298 **meeting adjourned at 1:54 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair