

**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 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
Sean Manson	Landowner Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:16 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 be kept 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 2025-33, Electing and Removing Officers of the District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2025-33, wherein the following slate was nominated:

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. Josey and seconded by Mr. Gardner, 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.

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

On MOTION by Mr. Josey and seconded by Mr. Gardner, 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.

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

On MOTION by Mr. Josey and seconded by Mr. Gardner, 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.

**KD52 CDD NO. 2
SEVENTH ORDER OF BUSINESS**

May 15, 2025

**Consideration of Resolution 2025-22,
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 2025-24,
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.

NINTH ORDER OF BUSINESS

**Discussion/Consideration: Bond Financing
Related Matters**

Mr. Johnson stated the Bond Validation hearing was held and, while all the documents were entered into evidence, Staff is continuing to work with the State Attorney's office to address any concerns regarding the Interlocal Agreement. Since the Bond Validation hearing was continued to June 3, 2025, Mr. Johnson recommended continuing today's meeting.

TENTH ORDER OF BUSINESS

**Discussion/Consideration: Bond Validation
Related Matters**

This item was addressed during the Ninth Order of Business.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

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

TWELFTH ORDER OF BUSINESS

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

On MOTION by Mr. Josey and seconded by Mr. Krusen, with all in favor, the April 15, 2025, Public Hearings and Regular Meeting Minutes, 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. Josey and seconded by Mr. Gardner, 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.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair