

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

The Board of Supervisors of the KD52 Community Development District No. 2 held a Special Meeting on July 8, 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
Taliaferro "Tolly" Krusen
Matthew Josey

Chair
Vice Chair
Assistant Secretary

Also present:

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:31 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 Supervisors Laura Lindsey [Seat 4] (the following will be provided in a separate package)

This item will remain on the agenda until Ms. Lindsey is sworn in.

- A. **Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. **Membership, Obligations and Responsibilities**
- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-41, Approving the Joinder to a Master Trust Indenture and First Supplemental Trust Indenture Relating to the Special Assessment Revenue Bonds, Series 2025 to be Issued by KD52 Community Development District No. 1; Approving the Form and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement Between the District, Mulandco Liquidating Company, LLC and Wrathell, Hunt & Associates, LLC; Acknowledging Certain Actions to be Taken by the District in Connection With the Series 2025 Bonds; Providing for Miscellaneous Matters; Providing for Severability and Conflicts; and Providing an Effective Date

Ms. Taylor stated that of the two “sister” Districts, KD52 CDD No. 1 will serve as the issuer for the Series 2025 Bonds; however, KD52 CDD No. 2 will levy, collect and remit assessments to CDD No. 1 pursuant to the Interlocal Agreement. There are certain covenants of the CDD specifically in the event of non-payment of assessments to exercise remedies for collection.

Ms. Taylor presented Resolution 2025-41, which accomplishes the following:

- CDD No. 2 will join in the Master Trust Indenture and First Supplemental Trust Indenture for purposes of the Series 2025 Bonds and will be obligated to adhere to the continuing recording requirements under the Federal securities laws.
- Acknowledges the issuance of the bonds.

- Authorizes the joinder to the Indentures.
- Authorizes the execution of the Continuing Disclosure Agreement and all other documents attached to the Resolution in substantial form.
- Authorizes the Chair, Vice Chair and others to execute the necessary documents needed in order to close on the bonds.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-41, , Approving the Joinder to a Master Trust Indenture and First Supplemental Trust Indenture Relating to the Special Assessment Revenue Bonds, Series 2025 to be Issued by KD52 Community Development District No. 1; Approving the Form and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement Between the District, Mulandco Liquidating Company, LLC and Wrathell, Hunt & Associates, LLC; Acknowledging Certain Actions to be Taken by the District in Connection With the Series 2025 Bonds; Providing for Miscellaneous Matters; Providing for Severability and Conflicts; and Providing an Effective Date, in substantial form, was adopted.

FIFTH ORDER OF BUSINESS

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

This item was deferred.

SIXTH 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

Ms. Cerbone presented Resolution 2025-24. The Resolution will be amended to include the Fiscal Year 2024/2025 and Fiscal Year 2025/2026 Meeting Schedules.

The following change was made to Resolution 2025-24:

Title and where necessary: Insert "AND 2025/2026" after "2024/2025"

The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATES & TIMES: August 12, 2025 at 9:00 AM; August 19, 2025 at 1:00 PM; August 25, 2025 at 3:00 PM; and September 16, 2025 at 1:00 PM;

The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: October 21, 2025; November 18, 2025; December 16,2025; January 20, 2026; February 17, 2026; March 17, 2026; April 21, 2026; May 19, 2026; June 16, 2026; July 21, 2026; August 18, 2026; and September 15, 2026.

TIME: 1:00 PM

On MOTION by Mr. Krusen and seconded by Mr. Josey with all in favor, Resolution 2025-24, as amended, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Years 2024/2025 and 2025/2026, as amended, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of Minutes

- A. May 9, 2025 Special Meeting**
- B. May 15, 2024 Public Hearings and Regular Meeting**
- C. May 23, 2025 Landowners' Meeting**

This item was removed from consideration.

It was noted that Sean Manson attended via telephone.

- D. May 23, 2025 Continued Regular Meeting**

On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, the May 9, 2025 Special Meeting Minutes; May 15, 2024 Public Hearings and Regular Meeting Minutes and the May 23, 2025 Continued Regular Meeting, all as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: Kutak Rock LLP**
- B. **District Engineer (Interim): 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: TBD**
 - **QUORUM CHECK**

The next meeting will be on August 19, 2025, or sooner, if necessary for the bond issue.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Gardner asked for calendar invites for future meetings to be sent to the Board.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, the meeting adjourned at 11:38 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Cindy Cebone
Secretary/Assistant Secretary

[Signature]
Chair/Vice Chair