

**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 and Audit Committee Meeting on September 23, 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
Jonathan Johnson	District Counsel
Brian Surak (via telephone)	Interim District Engineer
Sean Manson	Landowner Representative
Misty Taylor	Bond Counsel
Sara Zare (via telephone)	MBS Capital Markets, LLC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 1:28 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 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**

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

This item was deferred.

**FIFTH OF BUSINESS**

**Consideration of Resolution 2025-42, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date**

Mr. Johnson presented Resolution 2025-42. This obligates the CDD to impose and collect Special Assessments on the benefited properties pursuant to the Interlocal Agreement and based on the terms and condition of the bonds to be issued by KD52 CDD No. 1. This is the same Resolution KD52 CDD No. 1 adopted for its properties.

**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2025-42, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Recess Regular Meeting/Commencement of Audit Selection Committee Meeting**

The Meeting recessed and the Audit Selection Committee Meeting commenced.

**A. Affidavit of Publication**

**B. RFP Package**

These items were included for informational purposes.

**C. Respondent(s)**

Ms. Cerbone asked if the Audit Committee would like to accept her Auditor Evaluation Matrix scores and ranking, which are the same as the ones accepted in the KD52 CD No. 1 meeting. She recapped the qualifications and pricing for each of the following categories.

**I. Berger, Toombs, Elam, Gaines & Frank**

Bid: \$3,350 for the fiscal year ended September 30, 2025 and 2026, \$3,500 for Fiscal Year 2027, plus an additional \$1,400 per bond issuance.

**II. Grau & Associates**

Bid: \$3,100 for Fiscal Year 2025, \$3,200 for Fiscal Year 2026, \$3,300 for Fiscal Year 2027, \$3,400 for Fiscal Year 2028 and \$3,500 for Fiscal Year 2029, plus an additional \$1,500 per bond issuance.

**D. Auditor Evaluation Matrix/Ranking**

The Audit Selection Committee agreed with Ms. Cerbone's scores and ranking, as follows:

#1	Grau & Associates	99 Points
#2	Berger, Toombs, Elam, Gaines & Frank	94 Points

**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, accepting Ms. Cerbone's scores and ranking as the Audit Selection Committee's own scores, ranking and recommendation to rank Grau & Associates, as the #1 ranked respondent to the RFP for Annual Audit Services, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

The Audit Selection Committee Meeting terminated and the Meeting reconvened.

**NINTH ORDER OF BUSINESS**

**Consider Recommendation of Audit Selection Committee**

- **Award of Contract**

**On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation ranking Grau & Associates, as the #1 ranked respondent to the RFP for Annual Audit Services as the Board’s own scores and ranking, and awarding the Annual Audit Services Contract to Grau & Associates, was approved.**

**TENTH ORDER OF BUSINESS**

**Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

**A. Affidavit of Publication**

**B. RFQ Package**

These items were included for informational purposes.

**C. Respondents**

- I. Alliant Engineering, Inc.**
- II. Clearview Land Design, P.L.**
- III. Lighthouse Engineering, Inc.**

**D. Competitive Selection Criteria/Ranking**

Ms. Cerbone reported KD52 CDD No. 1 Board’s joint Competitive Selection Criteria scores and ranking, as follows, which the Board accepted:

#1	Clearview Land Design, P.L.	85 points
#2	Alliant Engineering, Inc.	79 points
#3	Lighthouse Engineering, Inc.	79 points

**E. Award of Contract**

The executed contract will be presented for ratification at the next meeting.

**On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, ranking Clearview Land Design, P.L., as the #1 ranked respondent to the RFQ for Engineering Services; awarding the Engineering Services contract to Clearview Land Design, P.L.; and authorizing Staff and the Chair to negotiate and finalize the Agreement with Clearview Land Design, P.L. outside of a meeting, was approved.**

**ELEVENTH 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.

**TWELFTH ORDER OF BUSINESS**

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

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

**THIRTEENTH ORDER OF BUSINESS**

**Approval of July 8, 2025 Special Meeting Minutes**

**On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, July 8, 2025 Special Meeting Minutes, as presented, were approved.**

**FOURTEENTH 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.  
Going forward, “(Interim)” will be removed from the above title.
- C. District Manager: Wrathell, Hunt and Associates, LLC**
  - **NEXT MEETING DATE: October 21, 2025 at 1:00 PM**
    - **QUORUM CHECK**

The October 21, 2025 meeting will likely 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. Gardner, with all in favor, the meeting adjourned at 1:36 p.m.**

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair