MINUTES OF MEETING
KD52 COMMUNITY DEVELOPMENT DISTRICT NO. 2

The Board of Supervisors of the KD52 Community Development District No. 2 held a Regular Meeting on February 24, 2026 as soon after 1:00 p.m., as the matter could be heard, at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building, 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
Chris Conti (via telephone)	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	District Counsel
Brian Surak (via telephone)	Interim District Engineer
Sean Manson	Landowner Representative

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 1:19 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 was deferred and 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 OF BUSINESS **Consideration of Resolution 2026-01, Ratifying, Confirming and Approving the Sale of the Series 2025 Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the Series 2025 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, Resolution 2026-01, Ratifying, Confirming and Approving the Sale of the Series 2025 Bonds; Ratifying, Confirming and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and All District Staff Regarding the Sale and Closing of the Series 2025 Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Disclosure of Public Financing and Maintenance of Improvements to Real Property**

On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, the Disclosure of Public Financing and Maintenance of Improvements to Real Property, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Extending the Terms of Office of All**

Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date

> **On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, Resolution 2026-02, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.**

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Designating the Location of the Local District Records Office and Providing for an Effective Date**

This item was deferred.

EIGHTH ORDER OF BUSINESS **Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

A. October 1, 2024 - September 30, 2025

B. October 1, 2025 - September 30, 2026

Ms. Cerbone stated the 2025 Goals and Objectives Reporting was done. She presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

> **On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, the 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

NINTH ORDER OF BUSINESS **Ratification Items**

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

B. First Amendment to Agreement Regarding the Acquisition of Certain Work Product, Real Property, and Infrastructure]

> **On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, the Ratification items, as listed, were ratified.**

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of January 31, 2026**

> **On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, Unaudited Financial Statements as of January 31, 2026, were accepted.**

ELEVENTH ORDER OF BUSINESS **Approval of September 23, 2025 Special Meeting and Audit Committee Meeting Minutes**

> **On MOTION by Mr. Gardner and seconded by Mr. Josey, with all in favor, the September 23, 2025 Special Meeting and Audit Committee Meeting Minutes, as presented, were approved.**

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: 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: March 17, 2026 at 1:00 PM**
  - **QUORUM CHECK**

The March and April 2026 meetings might be cancelled.

THIRTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, the meeting adjourned at 1:24 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair