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 May 19, 2026 at 1:00 p.m., or as soon thereafter as the matter may be heard, 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
Chris Conti (via telephone)	Wrathell, Hunt and Associates, LLC
Barry Mazzoni	Wrathell, Hunt and Associates, LLC
Katie Buchanan (via telephone)	Kutak Rock
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 1:48 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 ORDER OF BUSINESS **Consideration of Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2026-04. She reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes. She noted that the KD52 CDD No. 1 is performing all the field operations for both CDDs and will bill this CDD for its calculated portion of the field operations expenses. In response to a question, Ms. Cerbone stated that the “Insurance” line item is for General Liability and Public Officials coverage.

On MOTION by Mr. Josey and seconded by Mr. Gardner, with all in favor, Resolution 2026-04, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law for July 21, 2026 at 1:00 p.m., at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2026-05.

On MOTION by Mr. Josey and seconded by Mr. Gardner, with all in favor, Resolution 2026-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-06, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

A. Amended Rules of Procedure

Ms. Cerbone presented Resolution 2026-06 and the Amended Rules of Procedure.

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Resolution 2026-06, to Designate July 21, 2026 at 1:00 p.m., at RAW Space Collaborative, 6013 Wesley Grove Blvd., Building 2, Suite 208, Wesley Chapel, Florida 33544 as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; 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 **Ratification of Resolution 2025-33, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2025-33.

On MOTION by Mr. Krusen and seconded by Mr. Josey, with all in favor, the Resolution 2025-33, Electing and Removing Officers of the District and Providing for an Effective Date, was ratified.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2026**

On MOTION by Mr. Gardner and seconded by Mr. Krusen, with all in favor, Unaudited Financial Statements as of March 31, 2026, were accepted.

TENTH ORDER OF BUSINESS **Approval of February 24, 2026 Regular Meeting Minutes**

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, the February 24, 2026 Regular Meeting Minutes, as presented, were approved.

ELEVENTH 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

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**

Ms. Cerbone reminded the Board Members to file Form 1 by the July 1, 2026 deadline.

- **NEXT MEETING DATE: June 16, 2026 at 1:00 PM**
  - **QUORUM CHECK**

The June 16, 2026 meeting will be canceled. The next meeting will be July 21, 2026.

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**

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

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Krusen and seconded by Mr. Gardner, with all in favor, the meeting adjourned at 1:55 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair