

**MINUTES OF MEETING
PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Preserve at Legends Pointe Community Development District was held on December 20, 2024, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 11:00 a.m., at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544.

Present were:

Paul "Andrew" Greenwood	Chair
Stephen "Steve" Beachy	Assistant Secretary
Fred Turtle	Assistant Secretary
Michael Dady	Assistant Secretary

Also present:

Kristen Suit	District Manager
Clif Fischer	Wrathell, Hunt and Associates, LLC
Jennifer Kilinski (via telephone)	District Counsel
Patrick Collins	Kilinski Van Wyk PLLC
Cynthia Wilhelm (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:16 a.m. She stated that the Landowners' Election was held just prior to this meeting. The Landowners' Election results were as follows:

Seat 1	Andrew Greenwood	108 Votes	4-year Term
Seat 2	Tara Shipley	108 Votes	4-year Term
Seat 3	Steve Beachy	107 Votes	2-year Term
Seat 4	Fred Turtle	107 Votes	2-year Term
Seat 5	Michael Dady	107 Votes	2-year Term

Supervisors-Elect Mr. Michael Dady, Mr. Paul "Andrew" Greenwood, Mr. Stephen "Steve" Beachy and Mr. Fred Turtle, were present. Supervisor-Elect Ms. Tara Shipley, was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS**THIRD ORDER OF BUSINESS**

Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Michael Dady, Mr. Paul “Andrew” Greenwood, Mr. Stephen “Steve” Beachy and Mr. Fred Turtle. The Oath of Office will be administered to Supervisor-Elect Ms. Tara Shipley at or before the next meeting. The Board Members were familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- 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 2025-01, Electing Certain Officers of the District, and Providing for an Effective Date

Ms. Suit presented Resolution 2025-01. Mr. Dady nominated the following:

Chair	Andrew Greenwood
Vice Chair	Tara Shipley
Secretary	Craig Wrathell
Assistant Secretary	Steve Beachy
Assistant Secretary	Fred Turtle
Assistant Secretary	Michael Dady
Assistant Secretary	Kristen Suit
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

Mr. Greenwood left the meeting at 11:20 a.m.

On MOTION by Mr. Beachy and seconded by Mr. Dady, with all in favor, Resolution 2025-01, Electing, as nominated, Certain Officers of the District, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-02.

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, Resolution 2025-02, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

Ms. Suit presented Resolution 2025-03. The Landowners' Election results stated during the First Order of Business will be inserted into Sections 1 and 2 of Resolution 2025-03.

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, Resolution 2025-03, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

Mr. Greenwood returned to the meeting at 11:22 a.m.

ORGANIZATIONAL ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Organizational Items:

- A. **Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager; Appointing a Financial Disclosure Coordinator; Appointing an Assessment Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date**

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Ms. Suit presented Resolution 2025-04 and the Fee Schedule and Management Agreement. Wrathell, Hunt and Associates, LLC (WHA) will charge a discounted Management Fee of \$2,000 per month until bonds are issued.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2025-04, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC, the District Manager; Appointing a Financial Disclosure Coordinator; Appointing an Assessment Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date, was adopted, and the Management Services and Fee Agreement, was approved.

- B. **Resolution 2025-05, Appointing Legal Counsel for the District, Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: Kilinski | Van Wyk PLLC**

Ms. Suit presented Resolution 2025-05 and the Kilinski | Van Wyk PLLC Fee Agreement.

On MOTION by Mr. Beachy and seconded by Mr. Dady, with all in favor, Resolution 2025-05, Appointing Kilinski | Van Wyk PLLC as Legal Counsel for the District, Authorizing Compensation; and Providing for an Effective Date, was adopted, and the Fee Agreement, was approved.

- C. **Resolution 2025-06, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-06.

On MOTION by Mr. Greenwood and seconded by Mr. Dady, with all in favor, Resolution 2025-06, Designating Wrathell, Hunt and Associate, LLC as the Registered Agent and 2300 Glades Road, Suite 401W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2025-07, Appointing and Fixing the Compensation of the Interim District Engineer and Providing for an Effective Date

- **Interim District Engineering Agreement: Water Resource Associates, LLC**

Ms. Suit presented Resolution 2025-07 and the Interim District Engineering Agreement and accompanying Exhibits.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2025-07, Appointing and Fixing the Compensation of the Interim District Engineer Water Resource Associates, LLC and Providing for an Effective Date, was adopted, and the Interim District Engineering Agreement, was approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Ms. Suit presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, the Request for Qualifications for Engineering Services, the Competitive Selection Criteria, and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

Ms. Suit stated that, prior to the meeting, a decision was made for Board Members to accept compensation at \$100 per meeting, which is half the maximum amount.

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, accepting Board Member compensation of \$100 per meeting, was approved.

G. Resolution 2025-08, Designating the Primary Administrative Office and Principal Headquarters of the District; and Providing an Effective Date

Ms. Suit presented Resolution 2025-08.

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, Resolution 2025-08, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and a location within Pasco County, Florida as Principal Headquarters of the District; and Providing an Effective Date, was adopted.

H. Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

I. Resolution 2025-10, Setting Forth the Policy of the Legends Pointe Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Ms. Suit presented Resolution 2025-10.

On MOTION by Mr. Dady and seconded by Mr. Turtle, with all in favor, Resolution 2025-10, Setting Forth the Policy of the Legends Pointe Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

J. Resolution 2025-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Ms. Suit presented Resolution 2025-11.

On MOTION by Mr. Dady and seconded by Mr. Turtle, with all in favor, Resolution 2025-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

K. Memorandum: Public Records Retention

- I. Option 1: Resolution 2025-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**
- II. Option 2: Resolution 2025-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Ms. Suit presented Resolution 2025-12 Options 1 and 2. The Board chose Option 2; to retain all District documents in perpetuity.

On MOTION by Mr. Dady and seconded by Mr. Turtle, with all in favor, Resolution 2025-12, Option 2, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- L. Resolution 2025-13, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-13.

On MOTION by Mr. Dady and seconded by Mr. Turtle, with all in favor, Resolution 2025-13, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

M. Resolution 2025-14, Ratifying the Recording of the Notice of Establishment of the Preserve at Legends Pointe Community Development District and Providing for an Effective Date

Ms. Suit presented Resolution 2025-14.

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, Resolution 2025-14, Ratifying the Recording of the Notice of Establishment of the Preserve at Legends Pointe Community Development District and Providing for an Effective Date, was adopted.

N. Authorization of Request for Proposals (RFP) for Annual Audit Services

Ms. Suit presented the RFP For Annual Audit Services and Evaluation Criteria.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, the Request for Proposals for Annual Auditing Services, the Auditor Selection Evaluation Criteria, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.

O. Strange Zone, Inc., Quotation #M24-1037 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Ms. Suit presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Greenwood and seconded by Mr. Turtle, with all in favor, Strange Zone, Inc., Quotation #M24-1037 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Ms. Suit presented the ADA Site Compliance proposal.

On MOTION by Mr. Greenwood and seconded by Mr. Dady, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility

<p>Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.</p>

- Q. Resolution 2025-15, to Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rules and Rates; and Providing an Effective Date**

I. Rules of Procedure

II. Disciplinary Rule

III. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Ms. Suit presented Resolution 2025-15. The Public Hearing date and time will be inserted and the following change will be made to Resolution 2025-15:

Section 1, Location: Change "Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544" to "Hilton Garden Inn - Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544"

<p>On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, Resolution 2025-15, as amended, to Designate the Date, Time and Place on February 19, 2025 at 11:00 a.m., at the Hilton Garden Inn - Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure and Amenity Rules and Rates; and Providing an Effective Date, was adopted.</p>

- R. Resolution 2025-16, 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.

- S. Resolution 2025-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-17.

On MOTION by Mr. Greenwood and seconded by Mr. Turtle, with all in favor, Resolution 2025-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

- T. Resolution 2025-18, Authorizing the District Engineer, or Another Individual Designated by the Board of Supervisors, to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-18 and read the title.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2025-18, Authorizing the District Engineer, or Another Individual Designated by the Board of Supervisors, to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- U. Performance Measures and Standards Reporting**

Ms. Suit presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the

Performance Measures/Standards & Annual Reporting Form developed for the District, which explains how the goals will be met.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

BANKING ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Banking Items:

- A. Resolution 2025-19, Designating a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-19.

On MOTION by Mr. Turtle and seconded by Mr. Beachy, with all in favor, Resolution 2025-19, Designating Truist Bank, as the Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date, was adopted.

- B. Resolution 2025-20, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-20.

On MOTION by Mr. Daley and seconded by Mr. Turtle, with all in favor, Resolution 2025-20, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

- C. Resolution 2025-21, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date**

Ms. Suit presented Resolution 2025-21.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2025-21, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

BUDGETARY ITEMS

NINTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

A. Resolution 2025-22, Approving the Proposed Budget for Fiscal Year 2025 and Setting Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Ms. Suit presented Resolution 2025-22 and the proposed Fiscal Year Fiscal Year 2025 budget, which is Landowner-funded, with expenses funded as they are incurred. It was noted that the budget might be amended in the future to include Field Operations.

On MOTION by Mr. Greenwood and seconded by Mr. Dady, with all in favor, Resolution 2025-22, Approving the Proposed Budget for Fiscal Year 2025 and Setting Public Hearing Thereon Pursuant to Florida Law on February 19, 2025 at 11:00 a.m., at the Hilton Garden Inn - Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544 and Providing for an Effective Date, was adopted.

B. Fiscal Year 2025 Budget Funding Agreement

Ms. Suit presented the Budget Funding Agreement. Management might include \$7,500 in upfront costs for advertising and \$6,000 for general reserves in the initial funding request.

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, the Fiscal Year 2025 Budget Funding Agreement with KB Home Tampa LLC, was approved.

C. Resolution 2025-23, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date

Ms. Suit presented Resolution 2025-23. Mr. Dady asked who will be managing arbitrage.

Ms. Kilinski stated that the CDD will enter into an Agreement with one of the few firms that provide this service, which is typically needed for five-years after bonds are issued.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2025-23, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date, was adopted.

- D. Resolution 2025-24, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-24. The maximum amount without approval is \$5,000.

On MOTION by Mr. Dady and seconded by Mr. Turtle, with all in favor, Resolution 2025-24, as amended to set a limit of \$5,000 without approval, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. Resolution 2025-25, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Ms. Suit presented Resolution 2025-25.

On MOTION by Mr. Dady and seconded by Mr. Turtle, with all in favor, Resolution 2025-25, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2025-26, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-26.

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, Resolution 2025-26, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2025-27, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Ms. Suit presented Resolution 2025-27.

On MOTION by Mr. Beachy and seconded by Mr. Dady, with all in favor, Resolution 2025-27, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Consideration of E- Verify Memorandum

Ms. Suit presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and the requirement for the District to enroll with E-Verify and enter into a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Beachy and seconded by Mr. Turtle, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

TENTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Items:

A. Bond Financing Team Funding Agreement

Ms. Suit presented the Bond Financing Team Funding Agreement. The following changes were made:

Section 10.B.: Change “Michael Dady” to “Tara Shipley” and change “mddady@kbhome.com” to “tshipley@kbhome.com”

On MOTION by Mr. Beachy and seconded by Mr. Greenwood, with all in favor, the Bond Financing Team Funding Agreement with KB Home Tampa LLC, as amended and in substantial form, was approved.

B. Engagement of Bond Financing Professionals

Ms. Suit presented the following:

- I. Resolution 2025-28, Appointing an Investment Banker in Contemplation of the Issuance of Preserve at Legends Pointe Community Development District Special Assessment Revenue Bonds [FMSbonds, Inc.]**

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2025-28, Appointing FMSbonds, Inc., as Investment Banker in Contemplation of the Issuance of Preserve at Legends Pointe Community Development District Special Assessment Revenue Bonds, was adopted.

- II. Resolution 2025-29, Appointing Bond Counsel in Contemplation of the Issuance of Preserve at Legends Pointe Community Development District Bonds [Nabors, Giblin & Nickerson, P.A.]**

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, Resolution 2025-29, Appointing Nabors, Giblin & Nickerson, P.A., as Bond Counsel in Contemplation of the Issuance of Preserve at Legends Pointe Community Development District Bonds, was adopted.

- III. Resolution 2025-30, Appointing Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Preserve at Legends Pointe Community Development District Bonds [U.S. Bank, N.A.]**

On MOTION by Mr. Dady and seconded by Mr. Beachy, with all in favor, Resolution 2025-30, Appointing U.S. Bank, N.A., as Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Preserve at Legends Pointe Community Development District Bonds, was adopted.

- C. **Resolution 2025-31, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date**
- Resolution 2025-28, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-31.

On MOTION by Mr. Beachy and seconded by Mr. Turtle, with all in favor, Resolution 2025-31, Designating a Date, Time, and Location of February 19, 2025 at 11:00 a.m., at the Hilton Garden Inn - Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

The Master Engineer's Report dated December 20, 2024 was included for informational purposes.

Mr. Dady reviewed the Capital Improvement Plan (CIP). The CIP will consist of approximately 107.405 acres and 255 residential units, comprised of 128 40' lots and 127 50' lots.

Ms. Kilinski responded to questions regarding the access road and noted that, under certain constraints, the CDD can own and maintain infrastructure outside of the CDD boundaries.

On MOTION by Mr. Dady and seconded by Mr. Turtle, with all in favor, the Master Engineer's Report dated December 20, 2024, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Ms. Suit presented the Master Special Assessment Methodology Report dated December 20, 2024. She reviewed the Appendix Tables, Exhibits and noted the following:

- Page 13, Table 2 outlines the CIP construction costs of \$9,498,500
- Page 14, Table 3 describes the types of bonds proposed, which will be amortized in 30-annual installments, assuming a 24-month capitalized interest period. The Preliminary Sources and Uses of Fund outlines the par amount of bonds at \$13,335,000 to finance the estimated total CIP costs of \$9,498,500.

Mr. Dady asked to reduce the capitalized interest period to 12 months.

- Page 14, Table 4 reflects the Equivalent Residential Unit (ERU) weightings for the 40' and 50' Single Family Home lots.
- Page 15, Table 5 outlines the Bond Assessment Apportionment associated with the bonds, in accordance with the ERU benefit allocation.

Discussion ensued regarding FMSBonds' estimated 8% bond rate, the expectation that the percentage will be lower, a suggestion to not change the 24-month capitalized interest period and increasing the costs of issuance to stay consistent with the Developer's estimate.

The following change will be made:

Page 14-Table 3, Preliminary Sources and Uses of Funds, Cost of Issuance: Change "\$250,000" to "\$275,000"

On MOTION by Mr. Dady and seconded by Mr. Turtle, with all in favor, the Master Special Assessment Methodology Report dated December 20, 2024, as amended and in substantial form, was approved.

F. Resolution 2025-32, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary

Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Ms. Suit presented Resolution 2025-32 and read the title. The date, time and location of the Public Hearing will be inserted into Resolution 2025-32.

On MOTION by Mr. Greenwood and seconded by Mr. Dady, with all in favor, Resolution 2025-32, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings on February 19, 2025 at 11:00 a.m. at the Hilton Garden Inn - Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

G. Resolution 2025-33, Authorizing the Issuance of Not to Exceed \$13,335,000 Preserve at Legends Pointe Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date

Ms. Wilhelm presented Resolution 2025-33, which accomplishes the following:

- Authorizes validation of bonds in an amount not-to-exceed \$13,335,000.

Ms. Wilhem requested approval of Resolution 2024-33 in substantial form, so, if the maximum par amount of bonds increases, she will be able to update the Resolution without having to schedule another meeting to re-approve it.

- Approves the form of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company, National Association, as the Trustee.
- Approves the Capital Improvement Program, as set forth in the Master Engineer's Report.
- Allows District Counsel to file the bond validation complaint in Pasco County Circuit Court.

On MOTION by Mr. Greenwood and seconded by Mr. Dady, with all in favor, Resolution 2025-33, in substantial form, Authorizing the Issuance of Not to Exceed \$13,335,000 Preserve at Legends Pointe Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski | Van Wyk PLLC**

Ms. Kilinski stated that her firm's "Welcome Package" will be mailed to the Board Members.

B. District Engineer (Interim): Water Resource Associates, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

The next meeting will be on February 19, 2025 at 11:00 a.m.

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

There were no Board Members' comments or requests.

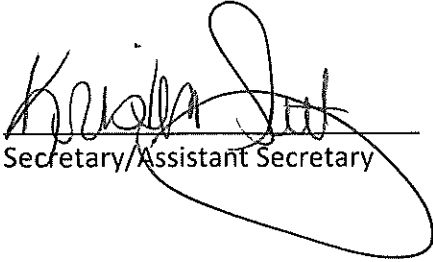
THIRTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.


FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, the meeting adjourned at 12:07 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair