

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

The Board of Supervisors of the Preserve at Legends Pointe Community Development District will hold Public Hearings and a Regular Meeting 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.

Present were:

Paul “Andrew” Greenwood	Chair
Tara Shipley	Vice Chair
Stephen “Steve” Beachy	Assistant Secretary
Fred “Jamie” Turtle	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Patrick Collins	Kilinski Van Wyk PLLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:00 a.m. Supervisors Greenwood, Beachy and Turtle and Supervisor-Elect Ms. Tara Shipley, present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors [Seat 2 – Tara Shipley] (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 Ms. Tara Shipley. Ms. Shipley is 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

Ratification of Resolution 2025-01, Electing Certain Officers of the District, and Providing for an Effective Date

Ms. Suit presented Resolution 2025-01. Mr. The following slate was elected at the last meeting:

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

<p>On MOTION by Mr. Beachy and seconded by Mr. Dady, with all in favor, Resolution 2025-01, Electing Certain Officers of the District, and Providing for an Effective Date, was ratified.</p>
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FIFTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

On MOTION by Mr. Greenwood and seconded by Ms. Shipley, with all in favor, the Public Hearing was opened.

A. Affidavit/Proof of Publication

This item was included for informational purposes.

B. Consideration of Resolution 2025-34, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Preserve at Legends Pointe Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

No affected property owners or members of the public spoke.

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, the Public Hearing was closed.

Ms. Suit presented Resolution 2025-34 and read the title.

On MOTION by Mr. Greenwood and seconded by Ms. Shipley, with all in favor, Resolution 2025-34, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Preserve at Legends Pointe Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

On MOTION by Mr. Beachy and seconded by Mr. Turtle, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, made no changes to the assessments.

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

These items were included for informational purposes.

C. Engineer's Report (for informational purposes)

Mr. Cimino presented the Engineer's Report. The report breaks down the product types and various acreages dedicated to roadway, Right-of-Way (ROW), neighborhood parks, stormwater management and other open space that would be operated or maintained by the CDD. It details the components, such as roadways, water, wastewater, hardscape, landscape, amenities, professional services, a contingency and off-site roadway improvements. The Engineer's Report specifies the estimated total cost for all the items, including prorating portions of the earthwork.

The following questions were asked and answered:

Mr. Collins: Based on your experience, are the cost estimates in the Report reasonable and proper?

Mr. Cimino: Yes, they are.

Mr. Collins: Do you have any reason to believe that the Capital Improvement Plan (CIP) cannot be carried out by the District?

Mr. Cimino: I do not.

Mr. Collins: Are all the improvements in the Report considered public improvements, such that, assuming delivery by the District, there will be no development of private property?

Mr. Cimino: Yes, that is correct.

Mr. Greenwood stated, since the CDD is being developed in Phases, the Developer would like to assess certain costs at certain times at the completion of each phase. He acknowledged that this approach would not change the overall costs and asked if the District Engineer is prepared to give a portion of the construction costs so that draws can be made from

the CDD. Mr. Cimino stated that he certifies completed work and, if that requires an updated Master Engineer's Report breaking out the phases, he can prepare that. If it is not required, he can still certify the work in phases.

Mr. Greenwood asked if the CDD is required to have the breakdown in phases in the Engineer's Report or if it is okay to have the total cost for the project and then identify the phases as the project progresses. Mr. Collins stated that is correct. It is not necessary to break it down by phases in the Engineer's Report; however, some District do so if they issue bonds in multiple series. A revised or supplemental Engineer's Report can be prepared later to reflect the breakdowns, by phase.

Ms. Suit asked if more than one bond issuance is anticipated. Mr. Greenberg stated that the plan is for one bond issuance but with the Developer making draws on the bond funds in phases, most likely near substantial completion of a phase or when certain elements are completed. He anticipates six or more draws.

Ms. Kilinski stated her understanding that there will be one bond issuance. This is just to provide the cost estimates for the project, it does not address a requisition schedule or how the reimbursement process is structured.

D. Master Special Assessment Methodology Report (for informational purposes)

Ms. Suit presented the Master Special Assessment Methodology Report, which was presented in detail at the Organizational Meeting. She noted the following:

- The Methodology is based on the Engineer's Report.
- The current Development Plan envisions a total of 255 residential dwelling units; although the land, use, type and number of units might change throughout the development period.
- The CIP construction costs are estimated at \$9,498,500.
- The Financing Plan provides for issuance of bonds in the principal par amount of bonds of \$13,335,000 to finance the estimated total CIP costs of \$9,498,500.
- The bond assessments will initially be levied on all the gross acres of land. Consequently, the bond assessments will be levied on approximately 107.404 +/- acres on an equal pro-rata gross acre basis and, thus, the total bonded debt in the amount of \$13,335,000 will primarily be levied on approximately 107.404 gross acres, +/-, at a rate of \$124,157.39 per acre.

Ms. Suit reviewed the Tables at the end of the Methodology Report.

Mr. Greenwood asked if the coupon rate can be adjusted. Ms. Kilinski replied affirmatively but reminded him that the coupon rate is just an assumption for the purposes of bond validation to hedge, in case something out of the ordinary happens with the market; is in no way indicative of what will be in the Supplemental Methodology Report, which will contain the actual numbers based on when the bonds are issued. Since the bond validation is soon, she recommends keeping the coupon rate as is to allow for the maximum amount, which gives the District flexibility.

The following questions were asked and answered:

Mr. Collins: In your professional opinion, do the lands subject to these assessments receive special benefits from the District's CIP?

Ms. Suit: Yes.

Mr. Collins: In your professional opinion, are the master assessments reasonably apportioned among the lands subject to the special assessments?

Ms. Suit: Yes.

Mr. Collins: In your professional opinion, is it reasonable, proper and just to assess the costs of the CIP as a system of improvements and against the lands in the District in accordance with the Methodology?

Ms. Suit: Yes.

Mr. Collins: Is it your opinion that the special benefits the lands will receive, as set forth in the final assessment roll will be equal to or in excess of the maximum master assessments thereon, when allocated as set forth in the Methodology?

Ms. Suit: Yes.

Mr. Collins: Is it your opinion that it is in the best interest of the District that the master assessments be paid and collected in accordance with the Methodology and the District's Assessment Resolution?

Ms. Suit: Yes.

On MOTION by Mr. Greenwood and seconded by Ms. Shipley, with all in favor, the Public Hearing was closed.

E. Consideration of Resolution 2025-35, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,

and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date

Ms. Suit presented Resolution 2025-35 and read the title.

Mr. Collins stated that Resolution 2025-35 accomplishes the following:

- Sets forth the Board's authority to adopt the Resolution.
- Makes certain findings necessary for the imposition of a master assessment lien.
- Describes the District's authority to complete the project and levy and impose special assessments.
- Finds that it is necessary to the public health, safety and welfare and in the best interest of the District to provide the capital improvements and assess the costs against the benefitted land and issue bonds to finance the capital improvements.
- Finds that the capital improvements and the assessments serve a proper public purpose and it is necessary to issue the bonds.
- Describes the adoption of the Declaring Resolution, defines the procedural requirements of Chapter 170, including adoption of the Resolutions and publication and Mailed Notices and the Public Hearing being conducted now.
- Adopts the Engineer's Report and the Assessment Methodology Report, finds that it is reasonable, proper and just and right to assess the costs of the capital improvements against the benefitted property, as set forth in the Methodology Report.
- Declares that the capital improvements will constitute a special benefit on the property in the assessment roll.
- Finds that the costs are fairly and reasonably allocated.
- Authorizes the projects set forth in the CIP and authorizes the use of the CIP in connection with the sale of the bonds.
- Confirms that the project serves a proper, essential and valid public purpose.

- Identifies the cost of the project and the cost to be paid by the proposed master special assessments consistent with the Engineer's Report and the Master Special Assessment Methodology Report.
- Equalizes, approves, confirms and levies the master assessments and describes the process for adopting Supplemental Assessment Resolutions for specific series of bonds, adjusting debt assessments and applying impact fee credits.
- Provides the mechanism for finalizing the assessments upon completion of the CIP.
- Provides for the payment, prepayment and collection of the master special assessments.
- Describes the allocation of the debt assessments and provides for the application of true-up payments.
- Provides that certain property owned by governments is exempt from the assessments.
- Provides for the recording of an assessment notice in the County property records.

On MOTION by Mr. Greenwood and seconded by Mr. Turtle, with all in favor, Resolution 2025-35, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-36, Ratifying the Amendment to Resolution 2025-15 to Re-Set the Date of the Public Hearing to Consider and Hear Comment on the Adoption of Rules of Procedure and Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, the Public Hearing was opened.

A. Affidavit of Publication

This item was included for informational purposes.

B. Consideration of Resolution 2025-38, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit presented Resolution 2025-38.

The following change was made to the proposed Fiscal Year 2025 budget:

Page 1, "Supervisor fees" line item: Insert "500"

This change increases the budget to \$78,149

No affected property owners or members of the public spoke.

On MOTION by Mr. Greenwood and seconded by Ms. Shipley, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Greenwood and seconded by Ms. Shipley, with all in favor, Resolution 2025-38, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025, as amended to add Supervisor fees; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Notice of Special Assessments

Ms. Suit presented the Notice of Special Assessments.

On MOTION by Mr. Greenwood and seconded by Mr. Turtle, with all in favor, the Notice of Special Assessments, was approved.

TENTH ORDER OF BUSINESS

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

This item was deferred.

ELEVENTH ORDER OF BUSINESS

Consideration of 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.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statement as of December 31, 2024

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, the Unaudited Financial Statement as of December 31, 2024, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of Minutes

- A. December 20, 2024 Landowners' Meeting**
- B. December 20, 2024 Organizational Meeting**

On MOTION by Mr. Greenwood and seconded by Mr. Turtle, with all in favor, the December 20, 2024 Landowners' Meeting Minutes and the December 20, 2024 Organizational Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kilinski | Van Wyk PLLC**
Mr. Collins stated the bond validation hearing will be on February 27, 2025.
- 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 March 19, 2025 at 11:00 a.m.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

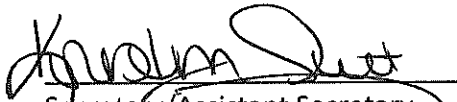
No members of the public spoke.


SEVENTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Greenwood and seconded by Mr. Turtle, with all in favor, the meeting adjourned at 11:32 p.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair