

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

The Board of Supervisors of the Preserve at Legends Pointe Community Development District held a Special Meeting and Audit Committee Meeting on March 19, 2025, at 11:00 a.m. at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544.

Present:

Paul “Andrew” Greenwood
Tara Shipley
Stephen “Steve” Beachy
Fred “Jamie” Turtle

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Jennifer Kilinski (via telephone)
Patrick Collins
Cynthia Wilhelm (via telephone)

District Manager
District Counsel
Kilinski | Van Wyk PLLC
Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:05 a.m. Supervisors Beachy, Turtle and Shipley were present at roll call. Supervisor Greenwood was not present at roll call. Supervisor Dady was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Master Engineer’s Report

Ms. Suit presented the Master Engineer’s Report dated December 20, 2024, which is unchanged from when it was last presented to the Board. The total number of units is 255, the

total acreage is 107.4 +/- and the total estimated Capital Improvement Plan (CIP) cost of the project is \$9,498,500.

FOURTH ORDER OF BUSINESS**Presentation of First Supplemental Special Assessment Methodology Report**

Ms. Suit presented the First Supplemental Special Assessment Methodology Report, which echoes the information in the Engineer's Report. She reviewed the pertinent information, including the financing program, types of bonds proposed, assessments and the Appendix Tables.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-39, Delegating to the Chairman of the Board of Supervisors of Preserve at Legends Pointe Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Preserve at Legends Pointe Community Development District Capital Improvement Revenue Bonds, Series 2025, as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2025 Bonds") in Order to Finance the Capital Improvement Plan; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2025 Bonds; Approving a Negotiated Sale of the Series 2025 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2025 Bonds; Approving the Form of the Series 2025 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and

Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection With the Issuance, Sale and Delivery of the Series 2025 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection with the Acquisition and Construction of the Capital Improvement Plan; and Providing an Effective Date

Ms. Wilhelm presented Resolution 2025-39, known as the Delegated Award Resolution, which accomplishes the following:

1. Delegates to the Chair the authority to enter into a Bond Purchase Contract so long as the terms are within the parameters set forth in Schedule I.
2. Approves, in substantial form, certain documents needed to market, price and sell the bonds, including the Bond Purchase Contract, Master and First Supplemental Trust Indentures, Preliminary Limited Offering Memorandum and the Continuing Disclosure Agreement.

Ms. Wilhelm reviewed the Schedule I Parameters.

On MOTION by Ms. Shipley and seconded by Mr. Beachy, with all in favor, Resolution 2025-39, Delegating to the Chairman of the Board of Supervisors of Preserve at Legends Pointe Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Preserve at Legends Pointe Community Development District Capital Improvement Revenue Bonds, Series 2025, as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2025 Bonds") in Order to Finance the Capital Improvement Plan; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the

Bond Purchase Contract for the Series 2025 Bonds; Approving a Negotiated Sale of the Series 2025 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2025 Bonds; Approving the Form of the Series 2025 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection With the Issuance, Sale and Delivery of the Series 2025 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection with the Acquisition and Construction of the Capital Improvement Plan; and Providing an Effective Date, was adopted.

Mr. Greenwood arrived at the meeting at 11:10 a.m.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-40, Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2025 ("Series 2025 Bonds"); Making Certain Additional Findings and Adopting and Confirming an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Addressing the Allocation and Collection of the Series 2025 Assessments Securing the Series 2025 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Ms. Suit presented Resolution 2025-40 and read the title. Mr. Collins stated this Resolution finalizes the assessment proceedings that will secure the terms of the bonds and authorizes Staff to take the necessary final steps to facilitate issuance of the bonds.

On MOTION by Mr. Greenwood and seconded by Mr. Turtle, with all in favor, Resolution 2025-40, Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2025 ("Series 2025 Bonds"); Making Certain Additional Findings and Adopting and Confirming an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Addressing the Allocation and Collection of the Series 2025 Assessments Securing the Series 2025 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Forms of Ancillary Financing Documents**

Mr. Collins presented the following:

- A. Acquisition Agreement**
- B. Collateral Assignment**
- C. Completion Agreement**
- D. Declaration of Consent**
- E. Notice of Series 2025 Special Assessments**
- F. True-Up Agreement**

On MOTION by Ms. Shipley and seconded by Mr. Greenwood, with all in favor, the Ancillary Financing Documents, including the Acquisition Agreement, Collateral Assignment, Completion Agreement, Declaration of Consent, Notice of Series 2025 Special Assessments and True-Up Agreement, all in substantial form, were approved.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2025-41, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing**

Severability; and Providing an Effective Date

Ms. Suit presented Resolution 2025-41. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, Resolution 2025-41, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for July 16, 2025 at 11:00 a.m., at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

NINTH 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

Ms. Suit presented Resolution 2025-36.

On MOTION by Mr. Greenwood and seconded by Mr. Turtle, with all in favor, 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 for July 16, 2025 at 11:00 a.m., at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Recess Special Meeting/Commencement of Audit Selection Committee Meeting

On MOTION by Mr. Greenwood and seconded by Ms. Shipley, with all in favor, recessing the Special Meeting and commencing the Audit Selection Committee Meeting, was approved.

ELEVENTH ORDER OF BUSINESS**Review of Responses to Request for
Proposals (RFP) for Annual Audit Services****A. Affidavit of Publication****B. RFP Package****C. Respondent(s)****I. Berger, Toombs, Elam, Gaines & Frank**

Bid: \$4,100 for Fiscal Year 2025, plus an additional fee of \$1,400 per bond issuance.

II. DiBartolomeo, McBee, Hartley & Barnes

Bid: \$2,850 for Fiscal Year 2025, \$2,950 for Fiscal Year 2026, \$3,100 for Fiscal Year 2027, \$3,300 for Fiscal Year 2028 and \$3,600 for Fiscal Year 2029; additional fee with bond issuance to be determined.

III. Grau & Associates

Bid: \$3,200 for Fiscal Year 2025, \$3,300 for Fiscal Year 2026, \$3,400 for Fiscal Year 2027, \$3,500 for Fiscal Year 2028 and \$3,600 for Fiscal Year 2029, plus an additional \$1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

The Board, sitting as the Auditor Selection Committee, and Staff completed the Auditor Evaluation Matrix. Ms. Suit tabulated the totals and ranking, as follows:

#1	Grau & Associates	98 points
#2	Berger, Toombs, Elam, Gaines & Frank	97 points
#3	DiBartolomeo, McBee, Hartley & Barnes	80 points

TWELFTH ORDER OF BUSINESS**Termination of Audit Selection Committee
Meeting/Reconvene Special Meeting**

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, terminating the Audit Selection Committee Meeting and reconvening the Special Meeting, was approved.

THIRTEENTH ORDER OF BUSINESS**Consider Recommendation of Audit
Selection Committee**

- **Award of Contract**

On MOTION by Mr. Greenwood and seconded by Ms. Shipley, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation as the Board's own, ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services and awarding the Annual Audit Services contract to Grau & Associates, the #1 ranked respondent to the RFP for Annual Audit Services, was approved.

FOURTEENTH ORDER OF BUSINESS**Consideration of Acquisition of District Improvements**

Mr. Collins presented draft documents related to the Acquisition of District Improvements, which includes the acquisition package that will be used to acquire improvements once the bonds are issued.

Discussion ensued regarding the Easement Agreement, installation and maintenance of an off-site sign and the HOA.

On MOTION by Mr. Greenwood and seconded by Ms. Shipley, with all in favor, the documents related to the Acquisition of District Improvements, in substantial form, were approved.

FIFTEENTH 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.

SIXTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

SEVENTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statement as of January 31, 2025**

**On MOTION by Ms. Shipley and seconded by Mr. Greenwood, with all in favor,
the Unaudited Financial Statement as of January 31, 2025, were accepted.**

EIGHTEENTH ORDER OF BUSINESS

**Approval of February 19, 2025 Public
Hearings and Regular Meeting Minutes**

**On MOTION by Mr. Greenwood and seconded by Mr. Turtle, with all in favor,
the February 19, 2025 Public Hearings and Regular Meeting Minutes, as
presented, were approved.**

NINETEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

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

There were no reports from District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting will be held on July 16, 2025.

TWENTIETH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWENTY-FIRST ORDER OF BUSINESS

Public Comments

No members of the public spoke.


TWENTY-SECOND ORDER OF BUSINESS

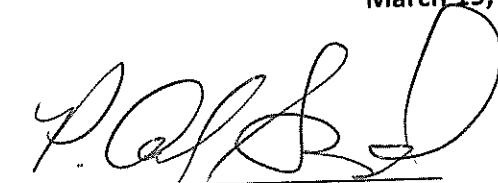
Adjournment

**On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor,
the meeting adjourned at 11:36 a.m.**

PRESERVE AT LEGENDS POINTE CDD

March 19, 2025


Secretary/Assistant Secretary


Chair/Vice Chair