

**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 Public Hearing and Regular Meeting on July 16, 2025, at 11:00 a.m. at the Hilton Garden Inn Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

Present:

Paul “Andy” Greenwood	Chair
Tara Shipley	Vice Chair
Stephen “Steve” Beachy (via telephone)	Assistant Secretary
Michael Dady	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Jennifer Kilinski	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 11:02 a.m.

Supervisors Greenwood, Shipley and Dady were present. Supervisor Beachy attended via telephone. Supervisor Turtle was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

<p>On MOTION by Mr. Dady and seconded by Ms. Shipley, with all in favor, the Public Hearing was opened.</p>
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A. Affidavit of Publication

This item was included for informational purposes.

B. Consideration of Resolution 2025-42, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit stated the proposed Fiscal Year 2026 budget is the same as the version presented at the last meeting. This is a Landowner-contribution budget with expenses funded as they are incurred.

No affected property owners or members of the public spoke.

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

Ms. Suit presented Resolution 2025-42.

On MOTION by Ms. Shipley and seconded by Mr. Greenwood, with all in favor, Resolution 2025-42, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Budget Funding Agreement

Ms. Suit presented the Fiscal Year 2026 Budget Funding Agreement.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, the Fiscal Year 2026 Budget Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-43, Confirming a Prior Determination of Benefit and Providing for the Collection and Enforcement of Debt Service Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for

**Amendments to the Assessment Roll;
Providing a Severability Clause; and
Providing an Effective Date**

Ms. Suit presented Resolution 2025-43.

Discussion ensued regarding the collection schedule, which coincides with the Debt Service payment due dates and ability to modify it if needed; issuing Estoppel Letters to allow the Developer to recoup Fiscal Year 2026 Operations and Maintenance (O&M) assessments from the lot buyer; and recording plats in the public record.

On MOTION by Mr. Dady and seconded by Mr. Greenwood, with all in favor, Resolution 2025-43, Confirming a Prior Determination of Benefit and Providing for the Collection and Enforcement of Debt Service Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-44,
Ratifying, Confirming, and Approving the
Actions of the Chairman, Vice Chairman,
Secretary, Assistant Secretaries, and all
District Staff Regarding the Sale and
Closing of the Preserve at Legends Pointe
Community Development District Capital
Improvement Revenue Bonds, Series 2025;
Providing a Severability Clause; and
Providing an Effective Date**

Ms. Suit presented Resolution 2025-44.

On MOTION by Mr. Dady and seconded by Ms. Shipley, with all in favor, Resolution 2025-44, Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Secretary, Assistant Secretaries, and all District Staff Regarding the Sale and Closing of the Preserve at Legends Pointe Community Development District Capital Improvement Revenue Bonds, Series 2025; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Consideration of Disclosure of Public
Financing and Maintenance of
Improvements to Real Property**

Ms. Suit presented the Disclosure of Public Financing and Maintenance of Improvements to Real Property.

A Board Member asked if the Maintenance Agreement includes the main boulevard, which the CDD funded, although it is located outside the CDD’s boundary.

Ms. Kilinski replied affirmatively. The CDD is required to record the Disclosure document after any bonds are issued or when there are any significant changes in the infrastructure improvements that the CDD owns or maintains. She requested approval in substantial form.

On MOTION by Mr. Dady and seconded by Ms. Shipley, with all in favor, the Disclosure of Public Financing and Maintenance of Improvements to Real Property, in substantial form, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-45, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Ms. Suit presented Resolution 2025-45. The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: Third Wednesday of each month

TIME: 11:00 AM

LOCATION: Hilton Garden Inn Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, Resolution 2025-45, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-46, Ratifying the Amendment to Resolution 2025-36 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 stated re-setting the original Public Hearing date is necessary due to difficulty properly noticing the public hearing.

This item was deferred until construction of the Amenities is completed.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-47, Electing Officer(s) of the District and Providing for an Effective Date

This item was presented following the Eleventh Order of Business.

ELEVENTH ORDER OF BUSINESS

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

Ms. Suit presented Resolution 2025-09.

The following will be inserted into Resolution 2025-09:

LOCATION: 14764 Robin Ridge Trail, Hudson Florida, 34669

On MOTION by Ms. Shipley and seconded by Mr. Dady, with all in favor, Resolution 2025-09, as amended, Designating 14764 Robin Ridge Trail, Hudson Florida, 34669, as the Location of the Local District Records Office and Providing for an Effective Date, was adopted.

- **Consideration of Resolution 2025-47, Electing Officer(s) of the District and Providing for an Effective Date**

This item, previously the Tenth Order of Business, was presented out of order.

Discussion ensued regarding Mr. Turtle resigning from the Board and appointing a replacement at the next meeting.

This item was deferred.

TWELFTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Greenwood and seconded by Mr. Dady, with all in favor, the Goals and Objectives Reporting for Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve and sign off on the findings related to the 2025 Goals and Objectives Reporting, was approved.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statement as of May 31, 2025

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

FOURTEENTH ORDER OF BUSINESS

Approval of March 19, 2025 Special Meeting and Audit Committee Meeting Minutes

On MOTION by Mr. Greenwood and seconded by Ms. Shipley, with all in favor, the March 19, 2025 Special Meeting and Audit Committee Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kilinski | Van Wyk PLLC**

Ms. Kilinski stated the main goal is getting the acquisitions done and finalizing changes to the change orders and the Rules of Procedure.

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

There was no report.

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

- **0 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

The next meeting will be scheduled when needed.

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dady and seconded by Ms. Shipley, with all in favor, the meeting adjourned at 11:21 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair