

Preserve at Legends Pointe Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

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<https://preserveatlegendspointecdd.net/>

May 13, 2026

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Preserve at Legends Pointe Community Development District

Dear Board Members:

The Board of Supervisors of the Preserve at Legends Pointe Community Development District will hold a Regular Meeting on May 20, 2026 at 11:00 a.m. at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Andy Greenwood [Seat 1]
4. Consideration of Appointment of Joel Konz to Fill Unexpired Term of Seat 1; *Term Expires November 2028*
 - Administration of Oath of Office *(the following to be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/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
5. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of FY2027 Proposed Budget

- A. Resolution 2026-02, Approving Proposed Budgets for Fiscal Year 2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date [No O&M Assessment Increase]
 - B. Resolution 2026-02, Approving Proposed Budgets for Fiscal Year 2027; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase]
7. Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Providing for Severability and an Effective Date [**November 3, 2026** - Seats 3, 4 & 5]
8. Consideration of Resolution 2026-04, 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
9. Consideration of Resolution 2026-05, 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
10. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
11. Ratification Items
 - A. Wetland Management Services, LLC Agreement for Wetland Management Services
 - B. KB Home Tampa, LLC License Agreement
 - C. Preserve at Legends Pointe Homeowners Association, Inc. Special Warranty Deed
12. Acceptance of Unaudited Financial Statement as of March 31, 2026
13. Approval of July 16, 2025 Public Hearing and Regular Meeting Minutes
14. Staff Reports

- A. District Counsel: *Kilinski | Van Wyk PLLC*
- B. District Engineer (Interim): *Water Resource Associates, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - UPCOMING MEETING
 - June 17, 2026 at 11:00 AM
 - July 15, 2026 at 11:00 AM
 - QUORUM CHECK

SEAT 1	JOEL KONZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	TARA SHIPLEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	STEVE BEACHY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	FRED TURTLE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MIKE DADY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 15. Board Members' Comments/Requests
- 16. Public Comments
- 17. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (760) 918-6014.

Sincerely,
Jordan Lansford
 Jordan Lansford
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 236 6447