MINUTES OF MEETING
PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT

An Organizational Meeting of the Pasadena Ridge Community Development District was held on September 9, 2024, immediately following the Landowners' Meeting scheduled to commence at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

Present were:

Grant Striepling	Chair
Allison Martin	Vice Chair
Paula Roberts	Assistant Secretary
Andrew Hostetler	Assistant Secretary
Ben Viola	Assistant Secretary

Also present:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC
Jonathan Johnson	District Counsel
Toxey Hall	Interim District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 3:41 p.m. and stated that this is the Organizational Meeting of the CDD. The Board Members elected at the Landowners' Election held just prior to this meeting are the same as the Initial Board Members named in the Petition to establish the District.

The Landowners' Election results were as follows:

Seat 1	Grant Striepling	246 votes	4-year term
Seat 2	Allison Martin	246 votes	4-year term
Seat 3	Paula Roberts	240 votes	2-year term
Seat 4	Ben Viola	240 votes	2-year term
Seat 5	Andrew Hostetler	240 votes	2-year term

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

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

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Grant Striepling, Allison Martin, Paula Roberts, Andrew Hostetler and Ben Viola. As experienced Board Members, all are familiar with Items 3A through 3E listed in the Third Order of Business.

All Supervisors were present.

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 also be provided in a separate package)**

This item was addressed during the First Order of Business.

A. Update: Required Ethics Training and Form 1 Disclosure Filing

B. Membership, Obligations and Responsibilities

C. Guide to the Sunshine Amendment and Coade of Ethics for Public Officers and Employees 2023

D. Chapter 190, Florida Statutes

E. Form 8B: Memorandum of Voting Conflict

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2024-01.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, Resolution 2024-01, 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.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-02, 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**

Mr. Wrathell presented Resolution 2024-02. The results of the Landowners' Election, as read during the First Order of Business, will be inserted into Sections 1 and 2.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, Resolution 2024-02, 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.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-03, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2024-03.

Ms. Martin nominated the following:

Grant Striepling	Chair
Allison Martin	Vice Chair
Craig Wrathell	Secretary
Paula Roberts	Assistant Secretary
Andrew Hostetler	Assistant Secretary
Ben Viola	Assistant Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeffrey Pinder	Assistant Treasurer

No other nominations were made.

On MOTION by Mr. Striepling and seconded by Mr. Viola, with all in favor, Resolution 2024-03, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SEVENTH ORDER OF BUSINESS **Consideration of the Following Organizational Items:**

A. Resolution 2024-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

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

Mr. Wrathell presented Resolution 2024-04 and the Fee Schedule and Management Agreement. The Management Fee is reduced to $2,000 per month prior to issuance of the first series of bonds.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, Resolution 2024-04, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2024-05, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Kutak Rock LLP**

Mr. Wrathell presented Resolution 2024-05 and the Kutak Rock LLP Fee Agreement.

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, Resolution 2024-05, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2024-06, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2024-06.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, Resolution 2024-06, Designating Craig Wrathell as 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 2024-07, Appointing an Interim District Engineer for the Pasadena Ridge Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: Clearview Land Design, P.L.**

Mr. Wrathell presented Resolution 2024-07 and the Interim Engineering Services Agreement.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, Resolution 2024-07, Appointing an Interim District Engineer for the Pasadena Ridge Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted.

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

Mr. Wrathell presented the RFQ for Engineering Services and Competitive Selection Criteria.

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

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

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, declining Board Member Compensation, was approved.

G. Resolution 2024-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

Mr. Wrathell presented Resolution 2024-08.

> **On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, Resolution 2024-08, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 as the Primary Administrative Office and with the Principal Headquarters of the District to be located within Pasco County, Florida, and Providing an Effective Date, was adopted.**

H. Resolution 2024-09, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

I. Resolution 2024-10, Setting Forth the Policy of the Pasadena Ridge Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers and Staff; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2024-10.

> **On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, Resolution 2024-10, Setting Forth the Policy of the Pasadena Ridge Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers and Staff; and Providing for an Effective Date, was adopted.**

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

Mr. Johnson advised the Board Members to notify District Counsel and/or District Management immediately, if they are served, receive a demand letter or anything associated with their service on the Board, so the appropriate action can be taken in a timely manner.

> **On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.**

J. Resolution 2024-11, 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

Mr. Wrathell presented Resolution 2024-11.

> **On MOTION by Ms. Martin and seconded by Ms. Roberts, with all in favor, Resolution 2024-11, 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. Resolution 2024-12, 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

Mr. Wrathell presented Resolution 2024-12. At this time, all records will be retained.

> **On MOTION by Ms. Martin and seconded by Mr. Hostetler, with all in favor, Resolution 2024-12, 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, was adopted.**

L. Resolution 2024-13, 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

Mr. Wrathell presented Resolution 2024-13. This Resolution grants the Chair and Vice Chair and other officers, in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, Resolution 2024-13, 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 2024-14, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Pasadena Ridge Community Development District and Providing for an Effective Date

Mr. Wrathell presented Resolution 2024-14.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, Resolution 2024-14, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Pasadena Ridge Community Development District and Providing for an Effective Date, was adopted.

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

Mr. Wrathell presented the RFP For Annual Audit Services.

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

On MOTION by Ms. Martin and seconded by Mr. Hostetler, with all in favor, the Request for Proposals for Annual Audit Services, 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 #M24-1031 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented Strange Zone, Inc. (SZI) Quotation #M24-1031.

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, Strange Zone, Inc., Quotation #M24-1031 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

Mr. Wrathell presented the ADA Site Compliance proposal.

On MOTION by Ms. Martin and seconded by Mr. Hostetler, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of $210, was approved.

Q. Resolution 2024-15, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

Mr. Wrathell presented Resolution 2024-15. The date, time and location will be inserted into Resolution 2024-15.

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, Resolution 2024-15, to Designate November 14, 2024 at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544 if available, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

R. Resolution 2024-16, 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 2024-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2024-17.

On MOTION by Ms. Martin and seconded by Mr. Hostetler, with all in favor, Resolution 2024-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

T. Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting

Mr. Wrathell presented the Memorandum explaining the requirement for the CDD to develop goals and objectives. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Ms. Martin and seconded by Mr. Striepling, 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 2024-18, 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

Mr. Wrathell presented Resolution 2024-18.

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, Resolution 2024-18, 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 2024-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Wrathell presented Resolution 2024-19. Funding requests will be sent to Ms. Martin.

The following change was made:

Where necessary: Add “Vice Chair” as additional signor

On MOTION by Ms. Martin and seconded by Ms. Roberts, with all in favor, Resolution 2024-19, as amended, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date was adopted.

BUDGETARY ITEMS

NINTH ORDER OF BUSINESS **Consideration of the Following Budgetary Items:**

A. Resolution 2024-20, Approving the Proposed Budgets for Fiscal Year 2023/2024 and Fiscal Year 2024/2025 and Setting Public Hearings Thereon Pursuant to Florida Law and Providing for an Effective Date

Mr. Wrathell presented Resolution 2024-20 and the proposed budgets for Fiscal Years 2024 and 2025, which are both Landowner-funded, with expenses funded as they are incurred.

On MOTION by Ms. Martin and seconded by Mr. Hostetler, with all in favor, Resolution 2024-20, Approving the Proposed Budgets for Fiscal Year 2023/2024 and Fiscal Year 2024/2025 and Setting Public Hearings Thereon Pursuant to Florida Law on November 14, 2024 at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544, if available, and Providing for an Effective Date, was adopted.

B. Budget Funding Agreements

I. Fiscal Year 2023/2024

II. Fiscal Year 2024/2025

This item was not addressed.

C. Resolution 2024-21, 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; Providing for an Effective Date

Mr. Wrathell presented Resolution 2024-21.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, Resolution 2024-21, 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; Providing for an Effective Date, was adopted.

D. Resolution 2024-22, 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

Mr. Wrathell presented Resolution 2024-22.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, Resolution 2024-22, 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 2024-23, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Mr. Wrathell presented Resolution 2024-23.

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, Resolution 2024-23, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2024-24, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2024-24.

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, Resolution 2024-24, 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 2024-25, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Mr. Wrathell presented Resolution 2024-25.

On MOTION by Ms. Martin and seconded by Ms. Roberts, with all in favor, Resolution 2024-25, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Consideration of E-Verify Memo with MOU

Mr. Wrathell 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 CDD to enroll with E-Verify and enter into a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Ms. Martin and seconded by Mr. Hostetler, 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.

I. Resolution 2024-30, Authorizing an 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

Mr. Wrathell presented Resolution 2024-30.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, Resolution 2024-30, Authorizing an 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.

BOND FINANCING ITEMS

TENTH ORDER OF BUSINESS **Consideration of the Following Bond Financing Related Items:**

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Ms. Martin and seconded by Ms. Roberts, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: FMSbonds, Inc.

Mr. Wrathell presented the FMSbonds Agreement for Underwriter Services with G-17 Disclosure.

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, the FMSbonds, Inc., Agreement for Underwriter/Investment Banker Services, with G-17 Disclosure, was approved.

II. Bond Counsel: Nabors, Giblin & Nickerson, P.A.

Mr. Wrathell presented the Nabors, Giblin & Nickerson, P.A. Engagement Letter to serve as Bond Counsel.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, the Nabors, Giblin & Nickerson, P.A. Engagement Letter to serve as Bond Counsel, was approved.

III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.

Mr. Wrathell presented the US Bank Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar.

On MOTION by Ms. Martin and seconded by Ms. Roberts, with all in favor, the U.S. Bank, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.

C. Resolution 2024-26, 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

Mr. Wrathell presented Resolution 2024-26. This Resolution enables placement of the assessments on the tax bill utilizing the services of the Property Appraiser and Tax Collector.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, Resolution 2024-26, Designating a Date, Time, and Location of October 24, 2024 at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple

Pkwy., Wesley Chapel, Florida 33544, if available, 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; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Hall distributed and presented the most recent version of the Master Engineer's Report and noted the following:

- There will be a total of 1,908 lots in the total project, consisting of townhomes and various lot sizes.
- Construction will occur in four phases, over time.
- The Table on Page 9 sets forth the ownership and maintenance responsibilities of the proposed infrastructure.
- The total estimated Capital Improvement Plan (CIP) cost, including contingency, is $198,308,000 of which approximately 25% is for major roadway construction and improvements.
- Everything planned for Phase 1 is approved and currently going to construction.

Mr. Johnson stated that the Master Engineer's Report and Master Special Assessment Methodology Report will both be approved, in substantial form, as part of adoption of Resolution 2024-27.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell distributed and presented the most recent version of the Master Special Assessment Methodology Report and noted the following:

- The land within the District consists of approximately 692.361 +/- acres.
- The development of Pasadena Ridge is anticipated to be conducted by VOPH Master Development Company, LLC, or an affiliated entity.
- The current development plan envisions a total of 1,993 residential units to be developed over a multi-year period in one (1) or more development phases.

- The proposed financing plan provides for issuance of the bonds in the approximate principal amount of $275,680,000 to finance approximately $198,308,000 in Capital Improvement Plan (CIP) costs.
- No Bond Assessments are allocated herein to any public and private amenities or other common areas planned for the Development.

Mr. Wrathell discussed the Maximum Par Amount of Bonds, Debt Allocation, Lienability Tests, Special and Peculiar Benefits related to the CIP, True-up Mechanism and the Tables in the Methodology Report, including the Development Plan Phases that are contemplated, Project Costs, Preliminary Sources and Uses of Funds, Benefit Allocation, and Assessment Apportionment for the various product types.

Discussion ensued regarding The Club being a private club, as the CDD will not own it; wherein, property owners would need to direct their questions, etc., to The Club.

The following change will be made to the Methodology Report:

Page 1, Section 1.2: Change "August 19" to "September 9"

F. Resolution 2024-27, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

Mr. Wrathell presented Resolution 2024-27 and read the title. Mr. Johnson stated that the amounts will be inserted, where needed.

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, Resolution 2024-27, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands

Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

G. Resolution 2024-28, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Pasadena Ridge Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes

Mr. Wrathell presented Resolution 2024-28 and read the title.

On MOTION by Ms. Martin and seconded by Ms. Roberts, with all in favor, Resolution 2024-28, Setting a Public Hearing on October 24, 2024 at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544, if available, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Pasadena Ridge Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, Authorizing the Vice Chair and District Manager to fill in the blank if this location is not available, was approved.

H. Resolution 2024-29, Authorizing the Issuance of Not to Exceed $283,300,000 Pasadena Ridge 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 2024-29, known as the Bond Validation Resolution, which accomplishes the following:

- It includes the form of the Master Trust Indenture that the Board approved.
- Appoints US Bank as the Trustee, Registrar and Paying Agent.
- Approves the CIP set forth in the Master Engineer's Report.

- Authorizes and directs District Counsel to file for bond validation.

The following change was made to Resolution 2024-29:

Title and where necessary: Change "$283,300,000" to "$275,680,000"

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, Resolution 2024-29, as amended, Authorizing the Issuance of Not to Exceed $275,680,000 Pasadena Ridge 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: Kutak Rock LLP

B. District Engineer (Interim): Clearview Land Design

There were no District Counsel or District Engineer reports.

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

Mr. Wrathell stated the next meeting will be held on October 24, 2024 at 2:00 p.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. Viola and seconded by Ms. Roberts, with all in favor, the meeting adjourned at 4:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

____
Secretary/Assistant Secretary

____
Chair/Vice Chair