

**MINUTES OF MEETING
PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Pasadena Ridge Community Development District held a Public Hearing and Regular Meeting on December 19, 2024 at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

Present:

Allison Martin (via telephone)
Andrew Hostetler
Ben Viola
Paula Roberts

Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Clif Fischer
Michelle Rigoni (via telephone)
Toxey Hall (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 2:02 p.m.

Supervisors Hostetler, Roberts and Viola were present. Supervisor Martin attended via telephone. Supervisor Striepling was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD 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**

Ms. Suit recalled that this Public Hearing was previously held but the Revised Engineer's Report is ready for inclusion; thus, it is being held again prior to closing.

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

- A. Affidavit/Proof of Publication**
- B. Mailed Notice to Property Owner(s)**
- C. Master Engineer's Report (for informational purposes)**
- D. Amended and Restated Master Special Assessment Methodology Report (for informational purposes)**

Ms. Suit stated Items 3C and 3D were reviewed in detail at two previous meetings and asked District Counsel if it is necessary to review them a third time. Ms. Rigoni voiced her understanding that there are no new changes since the previous meeting where the assessments were declared so Staff is not required to go over the Reports; however, for the record, since this is a Public Hearing, she will pose a few questions regarding the reports.

- **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 adjustments to the assessment levels.

The following questions to the District Engineer were asked and answered:

Ms. Rigoni: In your professional opinion, were the costs provided in your Report reasonable and just for a project of this size and scope?

Mr. Hall: Yes, they are.

Ms. Rigoni: And do you have any reason to believe that the District cannot carry out any of the improvements in your report at this time?

Mr. Hall: No, I do not.

The following questions to the District Manager were asked and answered:

Ms. Rigoni: In your professional opinion, do the District lands receive special benefits from the project that is related to the Engineer's Report?

Ms. Suit: Yes.

Ms. Rigoni: Are the special assessments reasonably and fairly allocated to the lands subject to these assessments?

Ms. Suit: Yes.

Ms. Rigoni: And will the assessed lands receive special benefits which are equal to or in excess of the special assessments that is levied under your Methodology?

Ms. Suit: Yes.

Ms. Suit stated the revised Master Engineer's Report and the Amended and Restated Master Methodology Reports both indicate that the total number of units is 1,908.

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

- E. **Consideration of Resolution 2025-11, 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 Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Ms. Suit presented Resolution 2025-11 and read the title.

On MOTION by Mr. Hostetler and seconded by Ms. Roberts, with all in favor, Resolution 2025-11, 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 Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2024 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2024 Bonds; Levying and Allocating Assessments Securing Series 2024 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date

Ms. Suit presented Resolution 2025-12 and read the title. This resolution sets forth the specific terms of the Series 2024 bonds that were previously issued. She noted the attached exhibits to the Resolution, including the revised Master Engineer's Report, the Final First Supplemental Special Assessment Methodology Report, the maturities and coupon of the Series 2024 bonds, the sources and uses of funds for the Series 2024 bonds and the annual debt service payment due on the Series 2024 bonds.

On MOTION by Mr. Hostetler and seconded by Ms. Roberts, with all in favor, Resolution 2025-12, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2024 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2024 Bonds; Levying and Allocating Assessments Securing Series 2024 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.

Ms. Martin joined the meeting via telephone.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, 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.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-13, Ratifying the Actions of the District Manager and District Staff in Electing/Designating Clifton Fischer as Officer of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2025-13.

The following was elected as an Officer of the District as of November 14, 2024:

Clifton "Clif" Fischer

Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

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

On MOTION by Mr. Hostetler and seconded by Ms. Roberts, with all in favor, Resolution 2025-13, Ratifying the Actions of the District Manager and District Staff in Electing/Designating Clifton Fischer as Officer of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of October 31, 2024**

On MOTION by Mr. Hostetler and seconded by Ms. Roberts, with all in favor, the Unaudited Financial Statements as of October 31, 2024, were accepted.

NINTH ORDER OF BUSINESS

**Approval of November 14, 2024 Public
Hearings and Regular Meeting Minutes**

On MOTION by Mr. Hostetler and seconded by Ms. Roberts, with all in favor, the November 14, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer (Interim): Clearview Land Design**

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**

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

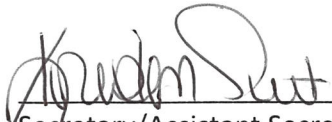
No members of the public spoke.

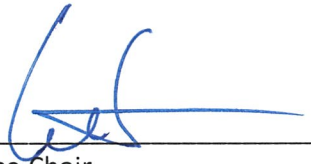
THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hostetler and seconded by Ms. Roberts, with all in favor, the meeting adjourned at 2:15 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair