

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

The Board of Supervisors of the Pasadena Ridge Community Development District held a Special Meeting on May 8, 2025 at 1:30 p.m., or as soon thereafter, at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

**Present:**

Grant Striepling  
Allison Martin  
Ben Viola

Chair  
Vice Chair  
Assistant Secretary

**Also present:**

Kristen Suit  
Jonathan Johnson (via telephone)  
Wesley Bracy (via telephone)  
Priscilla Giles  
Carmen Perry

District Manager  
District Counsel  
District Engineer  
West Bay  
West Bay

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 1:30 p.m. Supervisors, Striepling, Martin and Viola were present. Supervisors Hostetler and Roberts were absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Andrew Hostetler [Seat 5]**

**On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, the Resignation of Andrew Hostetler from Seat 5, was accepted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Appointment of Carmen Perry to Fill Unexpired Term of Seat 5; Term Expires November 2026**

Ms. Martin nominated Carmen Perry to fill Seat 5. No other nominations were made.

**On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, the appointment of Carmen Perry to Seat 5, was approved.**

- **Administration of Oath of Office (the following to be provided under separate cover)**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Carmen Perry. She provided and explained the following and Mr. Johnson advised her to forward any public records requests to them immediately:

- A. **Required Ethics Training and Disclosure Filing**
  - **Sample Form 1 2023/Instructions**
- B. **Membership, Obligations and Responsibilities**
- C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Office**

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-14, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-14. Ms. Martin nominated the following:

Grant Striepling	Chair
Allison Martin	Vice Chair
Paula Roberts	Assistant Secretary
Ben Viola	Assistant Secretary
Carmen Perry	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Andrew Hostetler	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

**On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, Resolution 2025-14, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-15, 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 2025-15. 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. This is a Landowner contribution budget with expenses funded as they are incurred.

**On MOTION by Mr. Striepling and seconded by Ms. Martin, with all in favor, Resolution 2025-15, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 14, 2025 at 1:30 p.m., at Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SEVENTH 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 2025/2026 and Providing for an Effective Date**

The following change was made to the Fiscal Year 2026 Meeting Schedule:

TIME: December 11, 2025; January 8, 2026; March 12, 2026; and July 9, 2026: Change "1:30" to "5:00"

**On MOTION by Ms. Perry and seconded by Ms. Martin, with all in favor, Resolution 2025-16, 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.

**EIGHTH 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

The following change was made to the Fiscal Year 2026 Meeting Schedule:

TIME: June 12, 2025; July 9, 2025; and September 11, 2025: Change "1:30" to "5:00"

On MOTION by Ms. Perry and seconded by Ms. Martin, with all in favor, Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

**NINTH 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.

**TENTH ORDER OF BUSINESS**

**Ratification Items**

- A. Pasco County Interlocal Agreement Regarding Non-Ad Valorem and/or Special Assessments
- B. Pasco County Tax Collector Agreement
- C. QGS Development, Inc. Proposal - Request for CO No.: 2 [Pasadena Ridge Ph11A, 1B, 1C

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, the Pasco County Interlocal Agreement Regarding Non-Ad Valorem and/or Special Assessments; Pasco County Tax Collector Agreement; and QGS Development, Inc. Proposal - Request for CO No.: 2 [Pasadena Ridge Ph11A, 1B, 1C, were ratified.

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of March 31, 2025**

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

**TWELFTH ORDER OF BUSINESS**

**Approval of December 19, 2024 Public  
Hearing and Regular Meeting Minutes**

On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, the December 19, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

**THIRTEENTH 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**

The June 12, 2025 and July 10, 2025 meetings will be canceled.

The next meeting will be on August 14, 2025 at 1:30 p.m.

**FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FIFTEENTH ORDER OF BUSINESS**

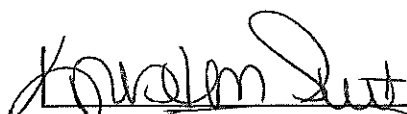
**Public Comments**


No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, the meeting adjourned at 1:43 p.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair