

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

The Board of Supervisors of the Pasadena Ridge Community Development District held a Special Meeting on October 23, 2025 at 11:30 a.m., or as soon thereafter as the matter may be heard, at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present:

Allison Martin
Carmen Penny
Paula Roberts

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Jordan Lansford
Jonathan Johnson (via telephone)
Toxey Hall (via telephone)
Cynthia Wilhelm (via telephone)

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:32 p.m. Supervisors Martin, Roberts and Perry were present. Supervisors Striepling and Viola were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of 2025 Supplemental Engineer's Report for Assessment Area Two [Phases 2A, 2B, 2C, 2D & 2E] (for informational purposes)

This item was reviewed in detail at the last meeting and is included for informational purposes.

FOURTH ORDER OF BUSINESS

Presentation of Final Second Supplemental Special Assessment Methodology Report (for informational purposes)

This item was reviewed in detail at the last meeting and is included for informational purposes.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing The Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 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 2026-01, which accomplishes the following:

- Approves the Supplemental Engineer’s Report for Assessment Area Two and the Final Second Supplemental Special Assessment Methodology Report, both will be attached to this Resolution.
- Approves and authorizes the applicable documents related to the bond issuance and the Debt Service Schedule, which will be attachments to this Resolution.

On MOTION by Ms. Martin and seconded by Ms. Roberts, with all in favor, Resolution 2026-01, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing The Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 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.

Mr. Johnson stated this is the last document that the District needs to approve/adopt and execute prior to the bond closing.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

Ratification Items

- A. Bill of Sale**
- B. QGS Development, Inc. Proposal/Request for Change Orders**
 - I. No. 4 – Phase 1 Missing Sewer Service**
 - II. No. 5 – Road Construction Credit**
 - III. No. 6 – Stone for Walls**

On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, the Bill of Sale and QGS Development, Inc. Proposal/Request Change Orders No. 4 – Phase 1 Missing Sewer Service, No. 5 – Road Construction Credit, and No. 6 – Stone for Walls, were ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

On MOTION by Ms. Martin and seconded by Ms. Roberts, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of August 14, 2025 Public Hearing and Regular Meeting Minutes

On MOTION by Ms. Martin and seconded by Ms. Perry, with all in favor, the August 14, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

There were no reports from District Counsel or the District Engineer.

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

- **FY2026 Insurance Property Schedule**

This is included as a reminder to secure property insurance once necessary.

Ms. Suit stated the CDD just started maintaining the ponds and asked if an Easement Agreement is necessary. Mr. Johnson stated an Easement Agreement was put in place at the beginning of project construction. To the extent that contracts are assigned over, he does not think any further acquisition paperwork is necessary.

- **NEXT MEETING DATE: November 13, 2025 at 1:30 PM**

- **QUORUM CHECK**

The November 13, 2025 meeting will be cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

A Board Member asked for the Board to be provided with tablets rather than hardcopy agendas.

TWELFTH ORDER OF BUSINESS

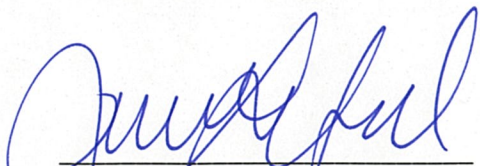
Public Comments

No members of the public spoke.

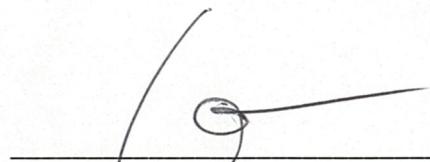
THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Roberts and seconded by Ms. Perry, with all in favor, the meeting adjourned at 11:38 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair