

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

The Board of Supervisors of the Pasadena Ridge Community Development District held a Regular Meeting and Audit Committee Meeting on April 9, 2026 at 1:30 p.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:

Grant Striepling
Allison Martin
Ben Viola

Chair
Vice Chair
Assistant Secretary

Also present:

Jordan Lansford
Jonathan Johnson (via telephone)
Toxey Hall (via telephone)

District Manager
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Lansford called the meeting to order at 1:33 p.m.

Supervisors Martin, Striepling, and Viola were present. Supervisors Roberts and Perry were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Recess Regular Meeting/Commencement
of Audit Selection Committee Meeting**

The Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

FOURTH ORDER OF BUSINESS

Review of Responses to Request for Proposals (RFP) for Annual Audit Services

A. Affidavit of Publication

B. RFP Package

These items were included for informational purposes.

C. Respondent(s)

Ms. Suit discussed the qualifications and pricing for each of the respondents.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: \$4,000 for the year ended September 30, 2025, and \$4,200 for the years ended September 30, 2026 and 2027, plus an additional \$1,400 with bond issuance.

II. DiBartolomeo, McBee, Hartley & Barnes, P.A.

Bid: \$4,125 for Fiscal Year 2025, \$4,350 for Fiscal Year 2026, \$4,500 for Fiscal Year 2027, \$4,750 for Fiscal Year 2028 and \$5,000 for Fiscal Year 2029, plus an additional not-to-exceed \$1,200 with bond issuance.

III. Grau & Associates

Bid: \$2,600 for Fiscal Year 2025, \$2,700 for Fiscal Year 2026 and \$2,800 for Fiscal Year 2027, plus an additional \$1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

The Audit Selection Committee Members scored and ranked the respondents utilizing the Evaluation Matrix. Ms. Lansford tallied the scores and reported the following scores and ranking:

#1	Grau & Associates	300 points
#2	Berger, Toombs, Elam, Gaines & Frank	270 points
#3	DiBartolomeo, McBee, Hartley & Barnes, P.A.	270 points

FIFTH ORDER OF BUSINESS

Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

SIXTH ORDER OF BUSINESS

Consider Recommendation of Audit Selection Committee

- **Award of Contract**

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation ranking Grau & Associates, as the #1 ranked respondent to the RFP for Annual Audit Services as the Board’s own scores and ranking, awarding the Annual Audit Services Contract to Grau & Associates, and authorizing Staff to engage Grau & Associates, was approved.

SEVENTH ORDER OF BUSINESS

Discussion: Field Operations

Ms. Lansford asked if Field Operations should be included in the proposed Fiscal Year 2027 budget. Ms. Martin replied affirmatively.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

- A. October 1, 2024 - September 30, 2025 [Posted]**

- **Letter Regarding Infrastructure and Facility Maintenance**

Ms. Lansford noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

- B. October 1, 2025 - September 30, 2026**

Ms. Lansford presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

NINTH 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.

TENTH ORDER OF BUSINESS

Ratification Items

- A. Steadfast Environmental, LLC Agreements**
 - I. Aquatic Maintenance Services**
 - II. Quarterly Wetland Mitigation**
- B. Steadfast Contractors Alliance, LLC d/b/a/ Steadfast Alliance Agreement for Landscape Maintenance Services**
- C. Joinder and Consent to Required Improvements Agreement and Temporary Construction Easements for Private or CDD Improvements**
- D. QGS Development, Inc. Proposal-Request for Change Orders**
 - I. No. 1 [Ph 1B Infrastructure]**
 - II. No. 7 [Ph 1A, 1B, 1C]**

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, Ratification Items 10A through 10D, including all sub items, were ratified.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2026

On MOTION by Ms. Martin and seconded by Mr. Striepling, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of October 23, 2025 Special Meeting Minutes

On MOTION by Ms. Martin and seconded by Mr. Viola, with all in favor, the October 23, 2025 Special Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Clearview Land Design, P.L.

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.

- **NEXT MEETING DATE: May 14, 2026 at 1:30 PM [Presentation of FY2027 Proposed Budget]**

- **QUORUM CHECK**

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Member comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments


No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Viola and seconded by Ms. Martin, with all in favor, the meeting adjourned at 11:48 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair