

**MINUTES OF MEETING
WHISPERING PINES
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Whispering Pines Community Development District was held on September 14, 2022 at 10:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

Present at the meeting were:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Kat Diggs	Assistant Secretary
Marc Ferlita	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
Jere Earlywine (via telephone)	District Counsel
Trent Stephenson (via telephone)	Interim District Engineer
Steve Sanford (via telephone)	Bond Counsel
Max Law	Pulte Homes

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:04 a.m. Mr. Brady Lefere, Mr. Ray Aponte, Ms. Kat Diggs and Mr. Mark Ferlita, named in the Petition to Establish the District as Initial Board Supervisors, were present. Ms. Jenna Walters, also named in the Petition to Establish the District as an Initial Board Supervisor, was not present.

SECOND ORDER OF BUSINESS

Public Comments

This item was presented following the Third Order of Business.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

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

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Lefere, Mr. Aponte, Ms. Diggs and Mr. Ferlita. He discussed interactions among Supervisors, emails, public records and avoiding conflicts of interest and the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

Mr. Earlywine recommended that all Supervisors submit an initial Form 8B to disclose a potential continuing conflict as Developer-representatives serving on the CDD Board to eliminate having to declare a conflict at every vote. Each completed Form 8B can be kept on file and available to be attached to future meeting minutes if there is a voting conflict. He explained ethics laws and disclosures and prohibitions related to receipt of gifts and use of public office and/or voting on measures to one’s personal gain or benefit or benefit to an employer, relative or relative’s employer, etc.; however, Board Members in a Landowner Seat can vote on measures affecting Pulte’s interest. Other prohibitions include accepting or soliciting a gift in exchange for a vote, disclosing or using information not available to the public, employing, promoting or appointing relatives to CDD positions, lobbying the CDD within two years of leaving office and doing business with the CDD.

▪ **Public Comments**

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

No members of the public spoke.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-01. Mr. Lefere nominated the following slate:

- | | |
|------------|--------------|
| Chair | Brady Lefere |
| Vice Chair | Ray Aponte |

Secretary	Craig Wrathell
Assistant Secretary	Kat Diggs
Assistant Secretary	Marc Ferlita
Assistant Secretary	Jenna Walters
Assistant Secretary	Kristen Suit
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Aponte and seconded by Mr. Ferlita, with all in favor, Resolution 2022-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

Regarding the bond validation, bonds will likely be issued in the first quarter of 2023.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Designating a Date, Time, and Location for Landowners’ Meeting of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-02.

On MOTION by Mr. Aponte and seconded by Mr. Ferlita, with all in favor, Resolution 2022-02, Designating a Date, Time, and Location of November 30, 2022 at 10:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544, if available, for a Landowners’ Meeting of the District, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Items:

- A. Resolution 2022-03, 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 2022-03 and the Fee Schedule and Management Agreement. A reduced monthly Management Fee of \$2,000 will be billed until bonds are issued.

On MOTION by Mr. Aponte and seconded by Mr. Ferlita, with all in favor, Resolution 2022-03, 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 2022-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: *KE Law Group, PLLC***

Mr. Wrathell presented Resolution 2022-04 and the KE Law Group, PLLC Fee Agreement.

On MOTION by Mr. Aponte and seconded by Mr. Ferlita, with all in favor, Resolution 2022-04, Appointing KE Law Group, PLLC as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-05.

On MOTION by Mr. Aponte and seconded by Mr. Ferlita, with all in favor, Resolution 2022-05, Designating Craig Wrathell as Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2022-06, Appointing an Interim District Engineer for the Whispering Pines Community Development District, Authorizing Its Compensation and Providing an Effective Date

- **Interim Engineering Services Agreement: *LevelUp Consulting, LLC***

Mr. Wrathell presented Resolution 2022-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Aponte and seconded by Mr. Ferlita, with all in favor, Resolution 2022-06, Appointing an Interim District Engineer for the Whispering Pines Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.

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

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

On MOTION by Mr. Aponte and seconded by Mr. Ferlita, with all in favor, the Request for Qualifications for District Engineering Services and Competitive Selection Criteria, was approved.

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

The Board Members declined the allowable compensation.

G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date

This item was deferred.

H. Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

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

Mr. Wrathell presented Resolution 2022-08.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was approved.

On MOTION by Mr. Aponte and seconded by Mr. Ferlita, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

- I. **Resolution 2022-09, 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 2022-09.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-09, 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.

- J. **Resolution 2022-10, 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 2022-10.

On MOTION by Mr. Aponte and seconded by Mr. Ferlita, with all in favor, Resolution 2022-10, 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.

- K. **Resolution 2022-11, 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 2022-11. This Resolution grants the Chair and Vice Chair 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 Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-11, 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.

- L. Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-12.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.

- M. 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 Mr. Aponte and seconded by Ms. Diggs, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.

- N. Strange Zone, Inc., Quotation #M22-1040 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Strange Zone, Inc., Quotation #M22-1040 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

- O. 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 Mr. Aponte and seconded by Ms. Diggs, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 annually, was approved.

P. Resolution 2022-13, 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 2022-13.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-13, to Designate Date, Time and Place of November 30, 2022 at 10:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544, if available, for a 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.

Q. Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

This item was deferred.

R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-15.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

S. Stormwater Management Needs Analysis Reporting Requirements

Mr. Wrathell stated CDDs must submit a Stormwater Management Needs Analysis Report to document its anticipated future stormwater system needs but, since the CDD was created after the June 30, 2022 due date, does not currently have any stormwater facilities and there is no interim reporting requirement, the Report will not be due for five years.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Items:

- A. Resolution 2022-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-16.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-16, Designating Truist Bank as the Public Depository for Funds of the District and Providing an Effective Date, was adopted.

- B. Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-17. Funding requests will be sent to Mr. Lefere.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

- A. Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-18. He reviewed the proposed Fiscal Year 2022 budget, which is a partial-year budget, and the proposed Fiscal Year 2023 budget, which is a full-year budget. Both will be Landowner-funded budgets, with expenses funded as incurred.

Discussion ensued about the table related to a total unit count of 330, to be platted in three phases.

Ms. Suit stated meeting room rental fees of about \$300 were not budgeted. The consensus was that adequate "Contingency" funds are available to cover the expense.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for November 30, 2022 at 10:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544, if available; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year Budget Funding Agreements [2021/2022 and 2022/2023]

Mr. Wrathell presented the Fiscal Year 2021/2022 and 2022/2023 Budget Funding Agreements. Funding requests with invoices will be submitted as expenses are incurred.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, the Fiscal Year 2021/2022 and 2022/2023 Budget Funding Agreements, in substantial form, were approved.

C. Resolution 2022-19, 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

Mr. Wrathell presented Resolution 2022-19.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-19, 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, was adopted.

- D. **Resolution 2022-20, 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 2022-20.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-20, 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 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-21.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. **Resolution 2022-22, 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 2022-22.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-22, 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 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-23.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-23, 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. Earlywine presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING RELATED ITEMS

NINTH 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 Mr. Aponte and seconded by Ms. Diggs, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/ Investment Banker: *FMSbonds, Inc.*

Mr. Wrathell presented the FMSbonds, Inc., Agreement.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, the FMSbonds, Inc., Agreement for Underwriting Services and G-17 Disclosure, was approved.

II. Bond Counsel: *Greenberg Traurig, P.A.*

Mr. Sanford presented the Greenberg Traurig, P.A., Engagement Letter.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, the Greenberg Traurig, P.A. Engagement Letter, was approved.

III. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.*

Mr. Wrathell presented the US Bank Trust Company, N.A. Engagement Letter.

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

C. Resolution 2022-24, 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 2022-24 and read the title. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-24, Designating a Date, Time, and Location of November 30, 2022 at 10:00 a.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 Engineer’s Report

Mr. Wrathell stated an updated version of the Engineer’s Report was distributed today.

Mr. Stephenson presented the Master Engineers Report dated September 13, 2022 and noted the following:

- The CDD will include 330 units, which includes Phase 1, Phase 2 and Phase 3.

➤ Phase 1 will be submitted for platting in late October 2022. Phase 2 will be submitted for permit modification in conjunction with Phase 3, with permits expected by the end of 2022.

➤ The CDD includes stormwater management systems; all mitigation will be done off site.

➤ All utilities will be public utilities maintained by Pasco County.

Mr. Lefere stated the community will be gated and all roads within will be privately owned and maintained. Mr. Wrathell stated no roads are included in current cost estimates.

➤ The CDD will be responsible for the design and construction of a two-lane road along the eastern boundary, which is not currently budgeted. Impact fee credits are available for the dedication of the land but not for construction of the improvements.

Mr. Earlywine stated the CDD can build and fund the roads if timing permits that.

Mr. Lefere stated the HOA will maintain the landscaping, hardscaping and irrigation whether the CDD funds it or not. Contracting with the HOA for maintenance of hardscape, landscape and irrigation was discussed. The consensus was the CDD will maintain the ponds, pond banks and streetlights. Mr. Earlywine stated the Table 2 footnotes indicate that flexibility exists to make additional changes in the future.

Discussion ensued regarding off-site improvements and revisions to the Engineer’s and the Assessment Methodology Reports. Mr. Stephenson stated the Engineer’s Report will be revised to indicate that Lake Patience Road will be improved and a reuse main will be installed.

On MOTION by Mr. Aponte and seconded by Mr. Ferlita, with all in favor, the Engineer’s Report dated September 13, 2022, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report dated September 14, 2022. He discussed the Capital Improvement Plan (CIP), financing plan, capitalized interest period, bond assignments, lienability tests, True-up mechanism, assessment roll and Appendix tables and noted the following:

➤ The Methodology will be updated to mirror the costs in the updated Engineer’s Report.

➤ The CDD is approximately 159.409 acres.

➤ The Developer is Pulte Home Company, LLC.

➤ 330 single-family residential units are anticipated.

The following change was made:

Page 6, Section 5.2: Delete the last paragraph.

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, the Master Special Assessment Methodology Report dated September 14, 2022, in substantial form and as amended, was approved.

- F. **Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Mr. Wrathell distributed and presented Resolution 2022-25 and read the title.

On MOTION by Ms. Diggs and seconded by Mr. Ferlita, with all in favor, Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for November 30, 2022 at 10:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544, if available; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. **Resolution 2022-26, Authorizing the Issuance of Not to Exceed \$11,605,000 Aggregate Principal Amount of Whispering Pines Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Design, Acquisition and Construction Costs of Certain Public Infrastructure Improvements, Including, but Not Limited to, Stormwater Management and Control Facilities, Including, but Not Limited to, Related Earthwork; Water, Wastewater and Reclaimed Water Systems Including Connection Fees, if Applicable; Roadway Improvement Including Impact Fees, if Applicable; the Differential Cost of Undergrounding Electric**

Utilities Including Professional Fees (Collectively, the “Project”), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture And Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Whispering Pines Community Development District (Except as Otherwise Provided Herein), Pasco County, Florida, the State of Florida or of Any Other Political Subdivision Thereof, but Shall Be Payable Solely From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

Mr. Sanford presented Resolution 2022-26, which accomplishes the following:

- Authorizes issuance of not-to-exceed \$13,500,000 aggregate principal amount of bonds.
- Approves the form of the Master Trust Indenture.
- Appoints US Bank Trust Company, N.A. as the Trustee, Paying Agent and Registrar.
- Authorizes and directs District Counsel and Bond Counsel to file for bond validation.

The following change was made to Resolution 2022-26:

Section 1 and where appropriate: Change “\$11,605,000” to “\$13,500,000”

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, Resolution 2022-26, as amended, Authorizing the Issuance of Not to Exceed \$13,500,000 Aggregate Principal Amount of Whispering Pines Community Development District Special Assessment Bonds, in One or More Series to Pay All or a Portion of the Design, Acquisition and Construction Costs of Certain Public Infrastructure Improvements, Including, but Not Limited to, Stormwater Management and Control Facilities, Including, but Not Limited to, Related Earthwork; Water, Wastewater and Reclaimed Water Systems Including Connection Fees, if Applicable; Roadway Improvement Including Impact Fees, if Applicable; the Differential Cost of Undergrounding Electric Utilities Including Professional Fees (Collectively, the “Project”), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture And Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Whispering Pines Community Development District (Except as Otherwise Provided Herein), Pasco County, Florida, the State of Florida or of Any Other Political Subdivision Thereof, but Shall Be Payable Solely From Special Assessments Assessed and Levied on the Property Within

the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

CONSTRUCTION ITEMS

TENTH ORDER OF BUSINESS

Consideration of the Following Construction Items:

- A. Acquisition Agreement
- B. Temporary Construction Easement

On MOTION by Mr. Aponte and seconded by Ms. Diggs, with all in favor, the Acquisition Agreement, and the Temporary Construction Easement, both in substantial form, were approved.

GENERAL DISTRICT ITEMS

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: *KE Law Group, PLLC*
- B. District Engineer (Interim): *LevelUp Consulting, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

There were no Staff reports.

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 Ms. Diggs and seconded by Mr. Ferlita, with all in favor, the meeting adjourned at 11:51 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair