

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

The Board of Supervisors of the Whispering Pines Community Development District held Multiple Public Hearings and a Regular Meeting on November 30, 2022, immediately following the adjournment of the Landowners' Meeting scheduled to commence 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
Jenna Walters	Assistant Secretary

**Also present were:**

Kristen Suit	District Manager
Ashley Ligas (via telephone)	District Counsel
Katie Ibarra (via telephone)	KE Law Group
Trent Stephenson (via telephone)	Interim District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 10:04 a.m. Supervisors Mr. Lefere, Aponte and Walters were present. Supervisors-Elect Max Law and Katarina Diggs were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

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

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Lefere, Mr. Aponte, and Ms. Walters. She provided and discussed 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

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Ms. Suit presented Resolution 2023-01 and recapped the results of the Landowners Election, as follows:

Seat 1	Brady Lefere	81 votes	4-Year Term
Seat 2	Ray Aponte	80 votes	4-Year Term
Seat 3	Jenna Walters	79 votes	2-Year Term
Seat 4	Max Law	78 votes	2-Year Term
Seat 5	Katarina (Kat) Diggs	77 votes	2-Year Term

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-01, Canvassing and Certifying the Results of the Landowners’ Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Ms. Suit presented Resolution 2023-02. Mr. Aponte nominated the following slate:

Chair	Brady Lefere
Vice Chair	Ray Aponte
Secretary	Craig Wrathell
Assistant Secretary	Jenna Walters

Assistant Secretary

Max Law

Assistant Secretary

Katarina (Kat) Diggs

Assistant Secretary

Kristen Suit

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2023-02, Designating Certain Officers of the District, as nominated and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date**

**A. Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2023-03, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Whispering Pines Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the Public Hearing was closed.**

Ms. Suit presented Resolution 2022-03 and read the title.

**On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2023-03, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Whispering Pines Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SEVENTH 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**

- *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.*

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was opened.**

- *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*

This item was addressed below.

- A. Affidavit/Proof of Publication**
- B. Mailed Notice to Property Owner(s)**

The affidavit of publication and Mailed Notice were included for informational purposes.

- C. Master Engineer’s Report *(for informational purposes)***

Ms. Suit noted that the only change to the Master Engineer’s Report is that it now includes the updated O&M Cost Table discussed at the Organizational meeting, updating the total.

**D. Master Special Assessment Methodology Report *(for informational purposes)***

Ms. Suit stated that the Methodology Report is in line with the Master Engineer’s Report.

No members of the public spoke and there were no affected property owners present.

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was closed.**

- ***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 changes to the assessments.

**E. Consideration of Resolution 2023-04, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date**

Ms. presented Resolution 2023-04 and read the title.

**On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2023-04, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.**

**A. Affidavit of Publication**

The affidavit of publication was included behind Tab 9A.

**B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning August 12, 2022 and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit presented the proposed Fiscal Year 2022 budget. The “Legal advertising” line item of \$6,500 will mostly be applied in Fiscal Year 2023.

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was closed.**

Ms. Suit presented Resolution 2023-05 and read the title.

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Beginning August 12, 2022 and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, were adopted.**

**NINTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2022/2023 Budget**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending**

**September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit presented the proposed Fiscal Year 2023 budget, which was unchanged since presented at the Organizational meeting.

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was closed.**

Ms. Suit presented Resolution 2023-06 and read the title.

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**TENTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2023-07, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit stated the Rules of Procedure are unchanged from when presented at the Organizational meeting.

**On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was closed.**

Ms. Suit presented Resolution 2023-07 and read the title.

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2023-07, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**

This item was deferred.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-09, 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.

Ms. Ibarra stated the bond validation hearing will be on January 9, 2023, the appeal period will end on February 9, 2023 and bonds can be issued any time after that. Ms. Ligas stated that the Delegation Award meeting should be held in late January.

**THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of October 31, 2022**

Ms. Suit presented the Unaudited Financial Statements as of October 31, 2022.

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of October 31, 2022, was accepted.**



Ms. Suit presented the September 14, 2022 Organizational Meeting Minutes.

**On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the September 14, 2022 Organizational Meeting Minutes, as presented, was approved.**

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *KE Law Group, PLLC***

Ms. Ligas stated work on the series bond acquisitions is underway and expected to be completed within the next week. She stated Mr. Earlywine will attend the next meeting.

**B. District Engineer (Interim): *LevelUp Consulting, LLC***

There was no report.

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

**• NEXT MEETING DATE: TBD**

The next meeting will be on January 26, 2023 at 10:00 a.m., at this location, if available.

**○ QUORUM CHECK**

Supervisors Aponte and Lefere confirmed their attendance to the January 26, 2023 meeting.

**SIXTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SEVENTEENTH ORDER OF BUSINESS**

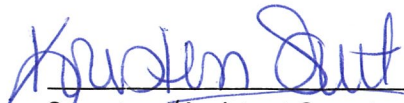
**Public Comments**

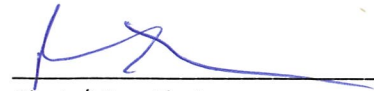
No members of the public spoke.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Aponte and seconded by Mr. LeFere, with all in favor, the meeting adjourned at 10:28 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair