

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

The Board of Supervisors of the Whispering Pines Community Development District held Public Hearings and a Regular Meeting on August 3, 2023 at 10:00 a.m., at the Hilton Garden Inn - Tampa/Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

**Present were:**

Brady Lefere	Chair
Max Law	Assistant Secretary
Jenna Walters	Assistant Secretary
Kat Diggs	Assistant Secretary

**Also present:**

Kristen Suit	District Manager
Alyssa Willson (via telephone)	District Counsel
Kate John (via telephone)	Kutak Rock LLP

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 10:05 a.m. Supervisors Lefere, Walters, Law and Diggs were present. Supervisor Aponte was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Supervisor Kat Diggs [Seat 5] (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 Ms. Kat Diggs. As a returning Board Member, Ms. Diggs is familiar with the following:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. 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
- D. Form 8B: Memorandum of Voting Conflict

- **Acceptance of Resignation of Supervisor Jenna Walters**

This item was an addition to the agenda.

Ms. Suit presented the resignation of Ms. Jenna Walters.

**On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the resignation of Ms. Jenna Walters, was accepted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2023/2024 Budget**

- A. Affidavit of Publication
- B. Consideration of Resolution 2023-16, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit presented Resolution 2023-16. She reviewed the proposed Fiscal Year 2024 budget, which was unchanged since it was last presented. This budget includes on-roll and off-roll assessments as well as Landowner contributions.

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

No affected property owners or members of the public spoke.

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

**On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, Resolution 2023-16, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law**

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

**A. Proof/Affidavit of Publication**

**B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

**C. Consideration of Resolution 2023-17, Providing for Funding for the Fiscal Year 2023/2024 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2023-17, which enables collection of assessments utilizing the services of the Property Appraiser and Tax Collector and for the CDD to collect off-roll assessments.

No affected property owners or members of the public spoke.

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

**On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, Resolution 2023-17, Providing for Funding for the Fiscal Year 2023/2024 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2024 Deficit Funding Agreement**

Ms. Suit presented the Fiscal Year 2024 Deficit Funding Agreement.

**On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the Fiscal Year 2024 Deficit Funding Agreement, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Ratification of Agreement Regarding the Direct Collection of Special Assessments for Fiscal Year 2023-2024**

**On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the Agreement Regarding the Direct Collection of Special Assessments for Fiscal Year 2023-2024, was ratified.**

**EIGHTH ORDER OF BUSINESS**

**Ratification of Architectural Fountains, Inc., Fountain Maintenance Contract Addendum**

**On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the Architectural Fountains, Inc., Fountain Maintenance Contract Addendum, was ratified.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Certificate of District Engineer**

**On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the Certificate of District Engineer, was accepted.**

**TENTH ORDER OF BUSINESS**

**Approve Special Warranty Deed**

Ms. Willson presented the Special Warranty Deed for approval; the Special Warranty Deed will be transmitted to Mr. Lefere for signature.

**On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the Special Warranty Deed, was approved.**

**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**

**Acceptance of Unaudited Financial Statements as of June 30, 2023**

**On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the Unaudited Financial Statements as of June 30, 2023, were accepted.**

**THIRTEENTH ORDER OF BUSINESS**

**Approval of June 1, 2023 Special Meeting Minutes**

**On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the June 1, 2023 Special Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer (Interim): LevelUp Consulting, LLC**  
There were no reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC**
  - NEXT MEETING DATE: October 5, 2023 at 10:00 AM**
    - QUORUM CHECK**

The October 5, 2023 meeting was canceled.

**FIFTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SIXTEENTH ORDER OF BUSINESS**


**Public Comments**

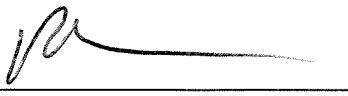
No members of the public spoke.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. LeFere and seconded by Mr. Law, with all in favor, the meeting adjourned at 10:21 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair