

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

The Board of Supervisors of the Whispering Pines Community Development District held a Special Meeting on March 25, 2024 at 10:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present were:

Brady Lefere
Ray Aponte
Colbie Bosch

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Alyssa Willson (via telephone)

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:00 a.m. Supervisors Lefere, Aponte and Bosch were present. Supervisors Diggs and Law were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Presentation of Second Supplemental
Engineer's Report**

Ms. Suit presented the Second Supplemental Engineer's Report dated January 29, 2024, which was presented at the last meeting. She noted that the 2024 Project will include 124 total units. The estimated cost estimate for the 2024 Project is \$4,472,327.

Ms. Willson believes that no substantial changes were made since the Report was last presented.

FOURTH ORDER OF BUSINESS

**Presentation of Second Supplemental
Special Assessment Methodology Report**

Ms. Willson noted that, aside from the final pricing information and some minor comments from the various financial professionals, no substantive changes have been made since the Report was last presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-28, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2024 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2024 Bonds; Levying and Allocating Assessments Securing Series 2024 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 2024-28 and read the title.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2024-28, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2024 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2024 Bonds; Levying and Allocating Assessments Securing Series 2024 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.

SIXTH ORDER OF BUSINESS

Consideration of Forms of Ancillary Financing Documents

Ms. Willson presented the following:

- A. Supplemental Disclosure of Public Financing**
- B. Supplemental Notice of Assessments**

On MOTION by Mr. Lefere, and seconded by Mr. Aponte with all in favor, the Supplemental Disclosure of Public Financing and the Supplemental Notice of Assessments, were approved.

SEVENTH ORDER OF BUSINESS**Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

- A. Affidavit of Publication**
- B. RFQ Package**
- C. Respondent(s): LevelUp Consulting, LLC**
These items were included for informational purposes.
- D. Competitive Selection Criteria/Ranking**

Ms. Suit noted that the only respondent to the RFQ was LevelUp Consulting, LLC (LevelUp), who is already serving as the Interim District Engineer. If the Board finds that LevelUp meets all the requirements of the RFQ/Selection Criteria, LevelUp can collectively be ranked the #1 ranked respondent and the contract can be awarded to LevelUp.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, ranking LevelUp Consulting, LLC as the #1 ranked respondent to the RFQ for Engineering Services, was approved.

- E. Award of Contract**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, awarding the contract for District Engineering Services to LevelUp Consulting, LLC, the #1 ranked respondent to the RFQ for Engineering Services, and authorizing Staff to negotiate and prepare the Contract/Agreement, was approved.

EIGHTH ORDER OF BUSINESS**Consideration of SR Landscaping, LLC First Amendment to Agreement for Pond Bank Maintenance Services**

Ms. Suit presented the SR Landscaping, LLC First Amendment to Agreement for Pond Bank Maintenance Services.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the SR Landscaping, LLC First Amendment to Agreement for Pond Bank Maintenance Services, was approved.

NINTH ORDER OF BUSINESS**Consideration of The Lake Doctors, Inc.
First Amendment to Agreement for Lake
Maintenance Services**

Ms. Suit noted that the agenda letter incorrectly identified the Agreement; she presented The Lake Doctors, Inc. First Amendment to Agreement for Lake Maintenance Services.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, The Lake Doctors, Inc. First Amendment to Agreement for Lake Maintenance Services, was approved.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2024-05,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

This item was deferred.

ELEVENTH ORDER OF BUSINESS**Consideration of Pond Maintenance
Services**

- A. Premier Lakes Annual Management Program Agreement**
- B. Sitex Aquatics Aquatic Management Agreement**
- C. Crosscreek Environmental, Inc. Estimate #9795**

This item was deferred until further notice.

- **Consideration of The Lake Doctors, Inc. Debris Removal**

This item was an addition to the agenda.

Ms. Suit stated that additional debris removal, not included in the scope of work in The Lake Doctors' contract, was performed at a cost of \$110 per hour.

The consensus was that, in the future, additional debris removal work will be performed on an as-needed basis, upon written approval from the Chair; an Amendment to that effect will be submitted to the existing Agreement.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Lake Doctors, Inc., proposal for debris removal, at the rate of \$110 per hour, was ratified.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Ms. Willson stated the bonds are scheduled to close on March 28, 2024. Phase Three Acquisition items will be circulated accordingly.

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

There was no report.

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

- **NEXT MEETING DATE: May 2, 2024 at 10:00 AM**

- **QUORUM CHECK**

The next meeting will be held on May 2, 2024.

THIRTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

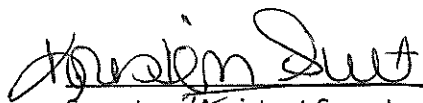
FOURTEENTH ORDER OF BUSINESS**Public Comments**


No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the meeting adjourned at 10:13 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair