

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

The Board of Supervisors of the Whispering Pines Community Development District will hold a Regular Meeting on May 2, 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
Max Law

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 Law were present. Supervisors Diggs and Bosch were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2024-08,
Approving Proposed Budget(s) for FY 2025;
Setting a Public Hearing Thereon and
Directing Publication; Addressing
Transmittal and Posting Requirements;
Addressing Severability and Effective Date**

Ms. Suit presented Resolution 2024-08. She reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes. Assessments are projected to increase slightly due to a few additions to the budget and some line item increases; the anticipated increase is about \$30 per unit.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-08, Approving Proposed Budget(s) for FY 2025; Setting a Public Hearing Thereon on August 1, 2024 at 10:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 3354433 and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2024-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Ms. Suit presented Resolution 2024-09. The following changes were made to the Fiscal Year 2025 Meeting Schedule:

TIME: Change April 3, 2024; June 5, 2024; July 3, 2024 and September 5, 2024 from "10:00 AM" to "5:00 PM"

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Ratification Items

Ms. Suit presented the following:

- A. Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement**

B. Ratification of the Acquisition of the Whispering Pines Phase 3 Improvements

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement and Acquisition of the Whispering Pines Phase 3 Improvements, were ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating the Location of the Local District Records Office and Providing an Effective Date

Ms. Suit presented Resolution 2024-05.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-05, Designating 2500 Heart Pines Drive, Odessa, Florida 33556 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-10, Ratifying, Confirming, and Approving the Sale of the Whispering Pines Community Development District Special Assessment Bonds, Series 2024 (2024 Project); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Whispering Pines Community Development District Special Assessment Bonds, Series 2024 (2024 Project); Determining such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2024-10 and read the title.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-10, Ratifying, Confirming, and Approving the Sale of the Whispering Pines Community Development District Special Assessment Bonds, Series 2024 (2024 Project); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Whispering Pines Community Development District Special Assessment Bonds, Series 2024 (2024 Project); Determining such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of March 31, 2024**

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

NINTH ORDER OF BUSINESS**Approval of Minutes**

- A. March 7, 2024 Regular Meeting
- B. March 25, 2024 Special Meeting

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the March 7, 2024 Regular Meeting and the March 25, 2024 Special Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: LevelUp Consulting, LLC

There were no District Counsel or District Engineer reports.

- C. District Manager: Wrathell, Hunt and Associates, LLC
 - NEXT MEETING DATE: June 6, 2024 at 5:00 PM
 - QUORUM CHECK

The June and July meetings will be cancelled. The next meeting will be on August 1, 2024.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

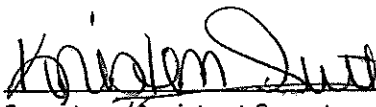
No members of the public spoke.


THIRTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the meeting adjourned at 10:13 a.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair