

**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 1, 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:

Brady Lefere
Ray Aponte
Max Law

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Alyssa Willson (via telephone)
Kate John (via telephone)
Unknown Resident

District Manager
District Counsel
Kutak Rock LLP

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:01 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

**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2024-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

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

Mr. Lefere stated that assessments are increasing about \$30 a year, per unit, compared to Fiscal Year 2024.

No affected property owners or members of the public spoke.

Discussion ensued regarding if the proposed budget for “Legal” is necessary or if some of those funds can be shifted to the “Landscape maintenance-pond mowing” budget line item. The decision will be made closer to the end of the Fiscal Year and the budget can be amended, if necessary.

Ms. Suit reviewed the Proposed Assessment Table on Page 11.

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

A resident asked if cameras will be installed due to happenings in the pool area. She thinks the CDD needs more lighting on the walking path and more speed limit signs.

Mr. Lefere stated installing cameras is an HOA matter that affects the HOA budget, which will be discussed in the fall. The signs are also an HOA matter. He offered to discuss these items after the meeting. He would consider adding walking path solar lights later in the year, subject to the CDD budget.

Ms. Suit presented Resolution 2024-11.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH 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 2024/2025, Pursuant to Florida Law

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**
- C. Consideration of Resolution 2024-12, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Theron; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; 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 affected property owners or members of the public spoke.

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

On MOTION for by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-12, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Theron; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates

- A. Consideration of Resolution 2024-13, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2023**

Ms. Suit noted the pertinent information in the Audited Annual Financial Report for the Fiscal Year Ending September 30, 2023. It was a clean audit; there were no findings, recommendations, deficiencies on internal control or instances of noncompliance.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-13, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 – Special Districts Performance Measures and Standards Reporting]

Ms. Suit stated that this is the same Memorandum presented in the earlier CDD meeting, which explains the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-14, Ratifying the Actions of the District Manager in Redesignating the Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

Ms. Suit distributed and presented the revised Resolution 2024-14, depicting a new title, which is reflected in the motion box below.

Ms. Wilson will confirm that the proposed meeting location is in Pasco County.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-14, Re-Setting the Time and Location of the Landowners' Meeting and Election to 10:00 a.m., at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of June 30, 2024**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

NINTH ORDER OF BUSINESS**Approval of May 2, 2024 Regular Meeting
Minutes**

Mr. Lefere stated Mr. Law will resign next Friday. The resignation and consideration of appointing Ms. Melisa Sgro will be on the next agenda. Ms. Diggs must attend the next meeting to ensure a quorum.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the May 2, 2024 Regular Meeting Minutes, as presented, were approved.

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

Ms. Willson stated that she and Real Estate Counsel are reviewing options to an easement holder's request to put additional improvements on their access easement. The best option is for the CDD to terminate the existing Easement Agreement and grant a more direct access easement further from the conservation area and to authorize some additional uses.

Discussion ensued regarding the CDD giving the land back to the landowner, instead of issuing an easement agreement, as the land does not impact the CDD, and for Staff to identify a

direct access path and obtain a survey with the intent of potentially deeding the land back to Pulte under the Acquisition Agreement and back to the Landowners, subject to the District Engineer confirming there are no CDD improvements on the property.

Ms. Willson will contact Mr. Cattleman to discuss the new direction.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, authorizing the Chair to execute necessary documents deeding the land from the CDD to Pulte and Pulte then conveying the land back to the Law Family, was approved.

B. District Engineer: LevelUp Consulting, LLC

There was no report.

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

- **104 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: September 5, 2024 at 5:00 PM [Location to be Determined]**
 - **QUORUM CHECK**

The September 5, 2025 meeting will be cancelled. The next meeting will be on October 3, 2024, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

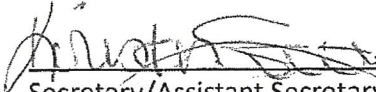
Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the meeting adjourned at 10:29 a.m.


Secretary/Assistant Secretary


Brady Lefere (May 6, 2025 14:40 EDT)
Chair/Vice Chair