

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

The Board of Supervisors of the Whispering Pines Community Development District held a Regular Meeting on May 1, 2025 at 10:00 a.m., at the Hilton Garden Inn-Tampa/Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

Present:

Brady Lefere
Ray Aponte
Melisa Sgro

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Ryan Dugan (via telephone)
Kate John (via telephone)
Jenna Walters

District Manager
District Counsel
Kutak Rock LLP
Pulte

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 Supervisor-Elect Sgro were present. Supervisors Diggs and Glass were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisors, Melisa Sgro [Seat 3], Blake Glass [Seat 4] and 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 Ms. Melisa Sgro. Ms. Sgro is familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, 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 2025-01 and recapped the results of the Landowners' Election, as follows:

Seat 3	Melisa Sgro	120 votes	4-Year Term
Seat 4	Blake Glass	119 votes	2-Year Term
Seat 5	Katarina (Kat) Diggs	120 votes	4-Year Term

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2025-01, 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 2025-02, Electing and Removing Certain Officers of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2025-02. Mr. Aponte nominated the following:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Melisa Sgro	Assistant Secretary
Blake Glass	Assistant Secretary
Kat Diggs	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Colbie Bosch	Assistant Secretary
Max Law	Assistant Secretary

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2025-02, Electing, as nominated, and Removing Certain Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Suit presented Resolution 2025-03. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

Discussion ensued regarding streetlighting, mowing, etc.

The following change was made to the proposed Fiscal Year 2026 budget:

Revenues: Adjust to increase from \$201,871 to \$202,688

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 7, 2025 at 10:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an effective Date

Ms. Suit presented Resolution 2025-04. The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete January

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

NINTH ORDER OF BUSINESS

Ratification Items

Ms. Suit presented the following:

- A. Architectural Fountains, Inc. Addendum to Proposal for Fountain Maintenance Services**
- B. LevelUp Consulting, LLC Agreement for Professional Engineering Services**
- C. Quit Claim Deed for Portion of Tract W-2 CDD to Pulte Home Company**
- D. Termination of Easement**

On MOTION for by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Architectural Fountains, Inc. Addendum to the Proposal for Fountain Maintenance Services; LevelUp Consulting, LLC Agreement for Professional Engineering Services; Quit Claim Deed for Portion of Tract W-2 CDD to Pulte Home Company; and the Termination of Easement, were ratified.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2025

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

Approval of Minutes

- A. August 1, 2024 Public Hearings and Regular Meeting**
- B. November 5, 2024 Landowners' Meeting**

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the August 1, 2024 Public Hearings and Regular Meeting Minutes and the November 5, 2024 Landowners' Meeting Minutes, both as presented, were approved.

TWELFTH 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**

- **UPCOMING MEETINGS**

- **June 5, 2025 at 5:00 PM [Regular Meeting]**
- **July 3, 2025 at 5:00 PM [Regular Meeting]**
- **August 7, 2025 at 10:00 AM [Public Hearing and Regular Meeting]**
(Adoption of FY2026 Proposed Budget)
- **QUORUM CHECK**

The June 5, 2025 and July 3, 2025 meetings will be cancelled.

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. Aponte and seconded by Mr. Lefere, with all in favor, the meeting adjourned at 10:20 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair