

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

The Board of Supervisors of the Whispering Pines Community Development District held a Special Meeting on July 16, 2025 at 10:15 a.m., at the Hilton Garden Inn-Tampa/Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

Present:

Brady Lefere
Ray Aponte
Blake Glass

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Jordan Lansford
Kate John (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:16 a.m. The Oath of Office was administered to Mr. Blake Glass before the meeting. Supervisors Lefere, Aponte and Glass were present. Supervisors Diggs and Sgro 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, Blake Glass [Seat 4], Kat Diggs [Seat 5] (the following to be provided under separate cover)

This item was addressed during the First Order of Business. Mr. Glass 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 2025-06, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project(s) Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Providing for Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date

Ms. Suit presented Resolution 2025-06.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-06, Addressing Real Estate Conveyances and Permits; Accepting a Certificate of the District Engineer and Declaring Certain Project(s) Complete; Providing Direction to District Staff; Finalizing Assessments; Authorizing Conveyances; Providing for Supplement to the Improvement Lien Book; Providing for Severability, Conflicts, and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Ratification Items

- A. Resolution 2025-02, Electing and Removing Certain Officers of the District and Providing for an Effective Date
- B. Supplemental Engineer's Certificate [Offsite & Phase I Improvements]
- C. Quit Claim Bill of Sale
- D. Supplemental Corporate Declaration and Agreement [Offsite & Phase I Improvements]
- E. Requisition Number 3 [Series 2023, 2023 Project]
- F. Requisition Number 3 [Series 2024, Assessment Area Two]

On MOTION by Mr. Lefere and seconded by Mr. Glass, with all in favor, the Ratification Items 5A through 5F, as listed, were ratified.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

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

SEVENTH ORDER OF BUSINESS**Approval of May 1, 2025 Regular Meeting Minutes**

On MOTION by Mr. Aponte and seconded by Mr. Glass, with all in favor, the May 1, 2025 Regular Meeting Minutes, as presented, were approved.

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

Ms. John stated that a notice of the Board openings, which will be e-blasted to the residents, will be provided.

B. District Engineer: LevelUp Consulting, LLC

There was no report.

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

- **285 Registered Voters in District as of April 15, 2025**
- **UPCOMING MEETINGS**
 - **August 7, 2025 at 10:00 AM [Adoption of FY2026 Budget]**
 - **September 4, 2025 at 5:00 PM**
 - **QUORUM CHECK**

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

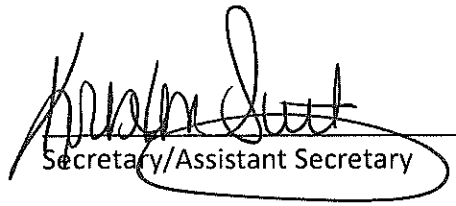
There were no Board Members' comments or requests.

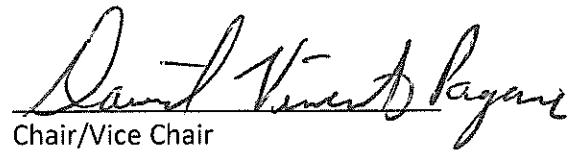
TENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Lefere and seconded by Mr. Glass, with all in favor, the meeting adjourned at 10:22 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair