

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

The Board of Supervisors of the Whispering Pines Community Development District held a Public Hearing and Regular Meeting on August 7, 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
Jordan Lansford
Ryan Dugan (via telephone)
David Pagano
Kat Lawler
Eric Wilson
Fabian Ponze

District Manager
Wrathell, Hunt and Associates, LLC (WHA)
District Counsel
Supervisor-Appointee
Supervisor-Elect
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:05 a.m. Supervisors Lefere, Aponte, Sgro and Supervisor-elect Lawler were present. Supervisor Glass was not present.

SECOND ORDER OF BUSINESS

Public Comments

In response to a question regarding whether WHA is the CDD's legal representative, Ms. Suit stated that she and Ms. Lansford are from WHA, who is the District Manager. District Counsel is Ryan Dugan, of Kutak Rock. Level Up Engineering is the District Engineer.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Kat Lawler [Seat 5] (the following to be provided under separate cover)

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Kat Lawler. Ms. Lawler 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 2025-07,
Electing and Removing Certain Officers of
the District and Providing for an Effective
Date**

Ms. Suit presented Resolution 2025-07. The purpose of this Resolution is to add Jordan Lansford as an Assistant Secretary. All prior appointments remain unaffected by this Resolution.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-07, Electing and Removing Certain Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

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

- A. **Affidavit of Publication**
- B. **Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit stated that the proposed Fiscal Year 2026 budget is unchanged from when it was last presented. There is no assessment increase. She reviewed the budget line items, the Debt Service Fund Budget - Series 2023 and 2024 bonds and the assessment comparison.

Ms. Suit and Mr. Lefere answered questions about pond maintenance, bond issuances, bond refinancing, District Management's function, the HOA and the budget adoption timeline.

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

Ms. Suit presented Resolution 2025-08 and read the title.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-09 and read the title.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-09, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Grau & Associates

Ms. Suit presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

- A. **Consideration of Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

EIGHTH ORDER OF BUSINESS

Board Transition

- A. **Acceptance of Resignations from Supervisor(s)**

On MOTION by Mr. Aponte and seconded by Ms. Sgro, with all in favor, the resignation of Brady Lefere from Seat 1, was accepted.

- B. **Proposed Candidates**

I. **Cindee Huynh**

II. **David Pagano**

III. **Eric Wilson**

- C. **Appointment of Supervisor(s) to Vacant Seat(s)**

Mr. Aponte nominated Cindee Huynh to fill Seat 1. Ms. Sgro seconded the motion.

Mr. Dugan questioned the number of Supervisors present relative to the appointments.

The nomination of Ms. Huynh to fill Seat 1 was rescinded.

Mr. Aponte nominated David Pagano to fill Seat 1. No other nominations were made.

On MOTION by Mr. Aponte and seconded by Ms. Sgro, with all in favor, the appointment of David Pagano to fill Seat 1, was approved.

- **Administration of Oath of Office to Newly Appointed Supervisor**

This item, previously Item 8C, was presented out of order.

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to David Pagano. Ms. Suit provided and explained the following items:

- I. **Required Ethics Training and Disclosure Filing**

- **Sample Form 1 2023/Instructions**

- II. **Membership, Obligations and Responsibilities**

III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

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

On MOTION by Ms. Lawler and seconded by Ms. Sgro, with all in favor, the resignation of Ray Aponte from Seat 2, was accepted.

Ms. Suit responded to questions from candidate Eric Wilson regarding general liability and public officials' insurance for Board Supervisors, ethics requirements, Supervisor compensation, why Board Members are resigning and why there are no budgeted Operation and Maintenance (O&M) increases.

Mr. Wilson stated his interest in joining the Board is to make sure there are no assessment increases whatsoever. A Board Member stated there are too many unknowns to make that guarantee. Ms. Suit stated the debt service portion of the assessments will eventually be paid off but the O&M portion of the assessment is in perpetuity.

Mr. Willson withdrew his candidacy and left the meeting.

Ms. Lawler nominated Cindee Huynh to fill Seat 2. No other nominations were made.

On MOTION by Ms. Lawler and seconded by Ms. Sgro, with all in favor, the appointment of Cindee Huynh to fill Seat 2, was approved.

D. Consideration of Resolution 2025-11, Electing and Removing Officers of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2025-11. Ms. Lawler nominated the following slate:

David Pagano	Chair
Melisa Sgro	Vice Chair
Kat Lawler	Assistant Secretary
Blake Glass	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Brady Lefere	Chair
--------------	-------

Ray Aponte

Vice Chair

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

Craig Wrathell

Secretary

Kristen Suit

Assistant Secretary

Jordan Lansford

Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

On MOTION by Ms. Sgro and seconded by Ms. Lawler, with all in favor, Resolution 2025-11, Electing, as nominated, and Removing Certain Officers of the District and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Pagano and seconded by Ms. Sgro, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

TENTH ORDER OF BUSINESS

Ratification of The Lake Doctors, Inc., Water Management Agreement [Trash Removal]

On MOTION by Mr. Pagano and seconded by Ms. Sgro, with all in favor, the Lake Doctors, Inc., Water Management Agreement for Trash Removal, was ratified.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Mr. Pagano and seconded by Ms. Sgro, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS**Approval of July 16, 2025 Special Meeting Minutes**

On MOTION by Ms. Lawler and seconded by Mr. Pagano, with all in favor, the July 16, 2025 Special Meeting Minutes, as presented, were approved.

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

Mr. Dugan welcomed Mr. Pagano to the Board and urged him to contact District Counsel's office with questions or concerns. Mr. Pagano will not have to have to complete the ethics training in 2025 since he joined the Board after April 2025; his first requirement will be for the in 2026.

B. District Engineer: LevelUp Consulting, LLC

There was no report.

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

- **NEXT MEETING DATE: September 4, 2025 at 5:00 PM**
 - **QUORUM CHECK**

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

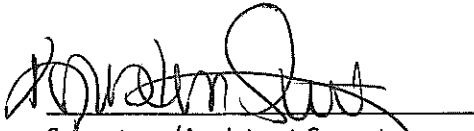
There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Sgro and seconded by Mr. Pagano, with all in favor, the meeting adjourned at 11:05 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair