

WHISPERING PINES

COMMUNITY DEVELOPMENT DISTRICT

October 2, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

WHISPERING PINES

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Whispering Pines Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://whisperingpinescdd.net/>

September 25, 2025

Board of Supervisors
Whispering Pines Community Development District

Dear Board Members:

The Board of Supervisors of the Whispering Pines Community Development District will hold a Regular Meeting on October 2, 2025 at 10:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Cindee Huynh [Seat 2] *(the following to be provided under separate cover)*
 - 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
4. Acceptance of Resignation of Blake Glass
5. Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2026
 - Administration of Oath of Office to Appointed Supervisor
6. Board Transition
 - A. Acceptance of Resignations from Supervisor(s)
 - B. Appointment of Supervisor(s) to Vacant Seat(s)
 - Administration of Oath of Office to Newly Appointed Supervisors

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

7. Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date
8. Ratification of The Lake Doctors, Inc. Second Amendment to Agreement for Lake Maintenance Services
9. Acceptance of Unaudited Financial Statements as of August 31, 2025
10. Approval of August 7, 2025 Public Hearing and Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *LevelUp Consulting, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - FY2026 Insurance Property Schedule
 - NEXT MEETING DATE: November 6, 2025 at 10:00 AM

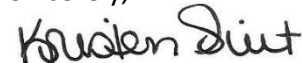
○ QUORUM CHECK

| | | | | |
|--------|--------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | DAVID PAGANO | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 2 | CINDEE HUYNH | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 3 | MELISA SGRO | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 4 | | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 5 | KAT LAWLER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802 or Jordan Lansford at (813) 728-6062.

Sincerely,



Kristen Suit

District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 943 865 3730

WHISPERING PINES

COMMUNITY DEVELOPMENT DISTRICT

3

**WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Whispering Pines Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

WHISPERING PINES

COMMUNITY DEVELOPMENT DISTRICT

4

NOTICE OF TENDER OF RESIGNATION

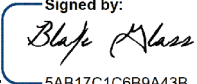
To: Board of Supervisors
Whispering Pines Community Development District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Jerry Blakely Glass
Printed Name

Date: 9/29/2025
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Whispering Pines Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ personally presented at a duly noticed meeting of the Board of Supervisors, ☒ scanned and electronically transmitted to gillyardd@whhassociates.com or ☐ faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

Signed by:

5AB17C1C6B9A43B...
Signature

WHISPERING PINES

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Whispering Pines Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF WHISPERING PINES COMMUNITY
DEVELOPMENT DISTRICT THAT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective October 2, 2025:

| | |
|-------|--------------------------------|
| _____ | is elected Chair |
| _____ | is elected Vice Chair |
| _____ | is elected Assistant Secretary |
| _____ | is elected Assistant Secretary |
| _____ | is elected Assistant Secretary |

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of October 2, 2025:

| | |
|--------------------|----------------------------|
| <u>Blake Glass</u> | <u>Assistant Secretary</u> |
| _____ | _____ |
| _____ | _____ |

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Jordan Lansford is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 2nd day of October, 2025.

ATTEST:

**WHISPERING PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WHISPERING PINES

COMMUNITY DEVELOPMENT DISTRICT

8

**SECOND AMENDMENT TO AGREEMENT FOR
LAKE MAINTENANCE SERVICES**

THIS SECOND AMENDMENT (the "Second Amendment") is effective as of the 1st day of October, 2025, by and between:

Whispering Pines Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District"); and

The Lake Doctors, Inc., a Florida profit corporation, with a mailing address of 4651 Salisbury Road, Suite 155, Jacksonville, Florida 32256 (the "Contractor," and collectively with the District, the "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District and Contractor entered into that certain *Agreement for Lake Maintenance Services*, dated February 7, 2023, as amended by that certain *First Amendment to Agreement for Lake Maintenance Services* dated March 25, 2024 (the "Maintenance Agreement"); and

WHEREAS, Section 15 of the Maintenance Agreement provides that the Maintenance Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the Parties now desire to amend the Maintenance Agreement to increase the total compensation due to the Contractor as set forth in more detail below; and

WHEREAS, the District and Contractor each have the requisite authority to execute this Second Amendment and to perform its obligations and duties hereunder, and each of the Parties has satisfied all conditions precedent to the execution of this Second Amendment so that this Second Amendment constitutes a legal and binding obligation of each of the Parties hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and Contractor agree as follows:

1. **RECITALS.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Second Amendment.

2. AFFIRMATION OF THE MAINTENANCE AGREEMENT. The District and Contractor agree that nothing contained herein shall alter or amend the Parties' rights and obligations under the Maintenance Agreement, except to the extent set forth in Section 3 of this Second Amendment. The Maintenance Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Defined terms not otherwise defined herein shall have the meanings ascribed to them in the Maintenance Agreement.

3. AMENDMENT OF MAINTENANCE AGREEMENT. The Maintenance Agreement is hereby amended to provide for an increase in total compensation to the Contractor. The new total monthly compensation due to the Contractor will be Six Hundred Forty-One Dollars and No Cents (\$641.00).

4. EFFECTIVE DATE. This Second Amendment shall have an effective date as of the day and year first written above.

[Signatures on next page]

IN WITNESS WHEREOF, the Parties hereto have signed this Second Amendment to the Maintenance Agreement on the day and year first written above.

ATTEST:


WHISPERING PINES COMMUNITY
DEVELOPMENT DISTRICT

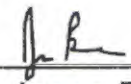

Secretary / Assistant Secretary

Melisa Sgro
Chair/Vice-Chair, Board of Supervisors

ATTEST:

THE LAKE DOCTORS, INC.


By: Nathan Privett
Its: Sales Manager


By: Jason Brown
Its: VP-SALES

WHISPERING PINES

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**WHISPERING PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025**

**WHISPERING PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025**

| | General Fund | Debt Service Fund Series 2023 | Debt Service Fund Series 2024 | Capital Projects Fund 2023 | Capital Projects Fund 2024 | Total Governmental Funds |
|---|------------------|---|---|-------------------------------------|-------------------------------------|--------------------------------|
| ASSETS | | | | | | |
| Cash | \$ 51,869 | \$ - | \$ - | \$ - | \$ - | \$ 51,869 |
| Investments | | | | | | |
| Revenue | - | 117,365 | 63,720 | - | - | 181,085 |
| Reserve | - | 24,968 | 15,637 | - | - | 40,605 |
| Interest | - | 1 | 5,259 | 42 | 30 | 5,332 |
| Prepayment | - | 6,824 | - | - | - | 6,824 |
| Due from Landowner | 7,695 | - | - | - | - | 7,695 |
| Deposit | 1,435 | - | - | - | - | 1,435 |
| Total assets | <u>\$ 60,999</u> | <u>\$149,158</u> | <u>\$ 84,616</u> | <u>\$ 42</u> | <u>\$ 30</u> | <u>\$ 294,845</u> |
| LIABILITIES AND FUND BALANCES | | | | | | |
| Liabilities: | | | | | | |
| Accounts payable | \$ 3,458 | \$ - | \$ - | \$ - | \$ - | \$ 3,458 |
| Due to Landowner | - | 6,777 | - | - | - | 6,777 |
| Landowner advance | 6,544 | - | - | - | - | 6,544 |
| Total liabilities | <u>10,002</u> | <u>6,777</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>16,779</u> |
| DEFERRED INFLOWS OF RESOURCES | | | | | | |
| Deferred receipts | 7,695 | | | - | - | 7,695 |
| Total deferred inflows of resources | <u>7,695</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>7,695</u> |
| Fund balances: | | | | | | |
| Restricted for: | | | | | | |
| Debt service | - | 142,381 | 84,616 | - | - | 226,997 |
| Unassigned | 43,302 | - | - | - | - | 43,302 |
| Total fund balances | <u>43,302</u> | <u>142,381</u> | <u>84,616</u> | <u>42</u> | <u>30</u> | <u>270,371</u> |
| Total liabilities, deferred inflows of resources and fund balances | <u>\$ 60,999</u> | <u>\$149,158</u> | <u>\$ 84,616</u> | <u>\$ 42</u> | <u>\$ 30</u> | <u>\$ 294,845</u> |

**WHISPERING PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2025**

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|-----------------|------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ - | \$ 203,042 | \$ 202,688 | 100% |
| Total revenues | - | 203,042 | 202,688 | 100% |
| EXPENDITURES | | | | |
| Professional & administrative | | | | |
| Management/accounting/recording | 4,000 | 44,000 | 48,000 | 92% |
| Legal | 2,215 | 18,855 | 20,000 | 94% |
| Engineering | - | - | 5,000 | 0% |
| Audit | - | 6,900 | 5,500 | 125% |
| Arbitrage rebate calculation | - | - | 500 | 0% |
| Dissemination agent | 167 | 1,833 | 2,000 | 92% |
| Trustee | - | 8,493 | 9,000 | 94% |
| Telephone | 17 | 183 | 200 | 92% |
| Postage | 55 | 334 | 500 | 67% |
| Printing & binding | 42 | 458 | 500 | 92% |
| Legal advertising | - | 1,036 | 2,000 | 52% |
| Annual special district fee | - | 175 | 175 | 100% |
| Insurance | - | 5,200 | 6,000 | 87% |
| Contingencies/bank charges | 5 | 51 | 500 | 10% |
| Meeting room rental | 200 | 1,244 | 3,000 | 41% |
| EMMA software services | - | 2,500 | 1,500 | 167% |
| Website hosting & maintenance | - | - | 1,680 | 0% |
| Website ADA compliance | - | 210 | 210 | 100% |
| Tax collector | - | 4,061 | 4,223 | 96% |
| Total professional & administrative | 6,701 | 95,533 | 110,488 | 86% |
| Field operations | | | | |
| Landscape maintenance - pond mowing | 1,346 | 14,813 | 18,200 | 81% |
| Lake/stormwater maintenance | 610 | 8,710 | 8,000 | 109% |
| Fountains - repairs/maintenance | - | 1,213 | 3,000 | 40% |
| General repairs/supplies | - | 224 | 10,000 | 2% |
| Streetlights | 2,766 | 29,329 | 42,000 | 70% |
| Electric - fountain | 679 | 8,052 | 11,000 | 73% |
| Total field operations | 5,401 | 62,341 | 92,200 | 68% |
| Other fees & charges | | | | |
| Property appraiser | - | 150 | - | N/A |
| Total other fees & charges | - | 150 | - | N/A |
| Total expenditures | 12,102 | 158,024 | 202,688 | 78% |
| Excess/(deficiency) of revenues over/(under) expenditures | (12,102) | 45,018 | - | |
| Fund balances - beginning | 55,404 | (1,716) | - | |
| Fund balances - ending | \$ 43,302 | \$ 43,302 | \$ - | |

**WHISPERING PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED AUGUST 31, 2025**

| | Current Month | Year To Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ - | \$ 253,661 | \$ 253,219 | 100% |
| Interest | 495 | 9,738 | - | N/A |
| Total revenues | 495 | 263,399 | 253,219 | 104% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | 55,000 | 55,000 | 100% |
| Interest | - | 191,544 | 191,544 | 100% |
| Tax collector | - | 5,073 | 5,275 | 96% |
| Total debt service | - | 251,617 | 251,819 | 100% |
| Excess/(deficiency) of revenues over/(under) expenditures | 495 | 11,782 | 1,400 | |
| OTHER FINANCING SOURCES/(USES) | | | | |
| Transfer out | - | (100,415) | - | N/A |
| Total other financing sources | - | (100,415) | - | N/A |
| Net change in fund balances | 495 | (88,633) | 1,400 | |
| Fund balances - beginning | 141,886 | 231,014 | 230,174 | |
| Fund balances - ending | <u>\$ 142,381</u> | <u>\$ 142,381</u> | <u>\$ 231,574</u> | |

**WHISPERING PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED AUGUST 31, 2025**

| | Current Month | Year To Date | Budget | % of Budget |
|--|------------------|-----------------|------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll - net | \$ - | \$ 158,865 | \$ 158,589 | 100% |
| Interest | 275 | 5,573 | - | N/A |
| Total revenues | 275 | 164,438 | 158,589 | 104% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | 35,000 | 35,000 | 100% |
| Interest | - | 119,520 | 119,520 | 100% |
| Tax collector | - | 3,177 | 3,304 | 96% |
| Total expenditures | - | 157,697 | 157,824 | 100% |
| Excess/(deficiency) of revenues over/(under) expenditures | 275 | 6,741 | 765 | |
| OTHER FINANCING SOURCES/(USES) | | | | |
| Transfer out | - | (66,276) | - | N/A |
| Total other financing sources | - | (66,276) | - | N/A |
| Net change in fund balances | 275 | (59,535) | 765 | |
| Fund balances - beginning | 84,341 | 144,151 | 141,103 | |
| Fund balances - ending | \$ 84,616 | \$ 84,616 | \$ 141,868 | |

**WHISPERING PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED AUGUST 31, 2025**

| | Current Month | Year To Date |
|--|------------------|-----------------|
| REVENUES | | |
| Landowner contribution | \$ - | \$ 268 |
| Interest | - | 42 |
| Total revenues | - | 310 |
| EXPENDITURES | | |
| Construction costs | - | 100,685 |
| Total expenditures | - | 100,685 |
| Excess/(deficiency) of revenues over/(under) expenditures | - | (100,375) |
| OTHER FINANCING SOURCES/(USES) | | |
| Transfer in | - | 100,415 |
| Total other financing sources/(uses) | - | 100,415 |
| Net change in fund balances | - | 40 |
| Fund balances - beginning | 42 | 2 |
| Fund balances - ending | \$ 42 | \$ 42 |

**WHISPERING PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED AUGUST 31, 2025**

| | Current Month | Year To Date |
|--|------------------|-----------------|
| REVENUES | | |
| Landowner contribution | \$ - | \$ 7,417 |
| Interest | - | 115 |
| Total revenues | <u>-</u> | <u>7,532</u> |
| EXPENDITURES | | |
| Capital outlay | - | 76,480 |
| Total expenditures | <u>-</u> | <u>76,480</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | - | (68,948) |
| OTHER FINANCING SOURCES/(USES) | | |
| Transfer in | - | 66,276 |
| Total other financing sources/(uses) | <u>-</u> | <u>66,276</u> |
| Net change in fund balances | - | (2,672) |
| Fund balances - beginning | 30 | 2,702 |
| Fund balances - ending | <u>\$ 30</u> | <u>\$ 30</u> |

WHISPERING PINES

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**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 | Chair |
| Ray Aponte | Vice Chair |
| Melisa Sgro | Assistant Secretary |

Also present:

| | |
|----------------------------|--|
| Kristen Suit | District Manager |
| Jordan Lansford | Wrathell, Hunt and Associates, LLC (WHA) |
| Ryan Dugan (via telephone) | District Counsel |
| David Pagano | Supervisor-Appointee |
| Kat Lawler | Supervisor-Elect |
| Eric Wilson | Resident |
| Fabian Ponze | 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.

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

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

120
121
122 EIGHTH ORDER OF BUSINESS

Board Transition

- 123
124 A. Acceptance of Resignations from Supervisor(s)

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

- 127
128 B. Proposed Candidates

129 I. Cindee Huynh

130 II. David Pagano

131 III. Eric Wilson

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

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

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

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

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

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

- 139
140
141 • Administration of Oath of Office to Newly Appointed Supervisor

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

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

- 145 I. Required Ethics Training and Disclosure Filing

- 146 • Sample Form 1 2023/Instructions

- 147 II. Membership, Obligations and Responsibilities

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

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

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

154
155
156 Ms. Suit responded to questions from candidate Eric Wilson regarding general liability
157 and public officials' insurance for Board Supervisors, ethics requirements, Supervisor
158 compensation, why Board Members are resigning and why there are no budgeted Operation and
159 Maintenance (O&M) increases.

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

164 Mr. Willson withdrew his candidacy and left the meeting.

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

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

168
169
170 **D. Consideration of Resolution 2025-11, Electing and Removing Officers of the District and**
171 **Providing for an Effective Date**

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

| | |
|----------------------------|---------------------|
| 173 David Pagano | Chair |
| 174 Melisa Sgro | Vice Chair |
| 175 Kat Lawler | Assistant Secretary |
| 176 Blake Glass | Assistant Secretary |

177 No other nominations were made.

178 This Resolution removes the following from the Board:

| | |
|----------------------------|-------|
| 179 Brady Lefere | Chair |
|----------------------------|-------|

180 Ray Aponte Vice Chair

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

182 Craig Wrathell Secretary

183 Kristen Suit Assistant Secretary

184 Jordan Lansford Assistant Secretary

185 Craig Wrathell Treasurer

186 Jeff Pinder Assistant Treasurer

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

190

191

192 **NINTH ORDER OF BUSINESS**

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

196

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

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

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

206

207

208 **TENTH ORDER OF BUSINESS**

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

209

210

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

213

214

215 **ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of June 30, 2025**

216

217

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.

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257

Secretary/Assistant Secretary

Chair/Vice Chair

WHISPERING PINES

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

PROPERTY SCHEDULE

[illegible]

| WHISPERING PINES COMMUNITY DEVELOPMENT DISTRICT | | |
|---|----------------------------|----------|
| | | |
| BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE | | |
| | | |
| LOCATION <i>Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel</i> <i>2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544</i> | | |
| | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| | | |
| October 2, 2025 | Regular Meeting | 10:00 AM |
| | | |
| November 6, 2025 | Regular Meeting | 10:00 AM |
| | | |
| December 4, 2025 | Regular Meeting | 10:00 AM |
| | | |
| February 5, 2026 | Regular Meeting | 10:00 AM |
| | | |
| March 5, 2026 | Regular Meeting | 10:00 AM |
| | | |
| April 2, 2026 | Regular Meeting | 5:00 PM |
| | | |
| May 7, 2026 | Regular Meeting | 10:00 AM |
| | | |
| June 4, 2026 | Regular Meeting | 5:00 PM |
| | | |
| July 2, 2026 | Regular Meeting | 5:00 PM |
| | | |
| August 6, 2026 | Regular Meeting | 10:00 AM |
| | | |
| September 3, 2026 | Regular Meeting | 5:00 PM |
| | | |