

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

The Board of Supervisors of the Whispering Pines Community Development District held 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.

Present:

David Pagano
Melisa Sgro
Kat Lawler
Cindee Huynh

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Jordan Lansford
Ryan Dugan (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC (WHA)
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:13 a.m.

Supervisors Pagano, Sgro and Lawler and Supervisor-Elect Huynh were present. Supervisor Glass was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Cindee Huynh [Seat 2] (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 Cindee Huynh. She provided and briefly described 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

Acceptance of Resignation of Blake Glass

On MOTION by Ms. Sgro and seconded by Mr. Pagano, with all in favor, the resignation of Blake Glass from Seat 1, was accepted.

Ms. Suit stated urged the Board Member to seek interested candidates to serve in a Board position and have them submit their resumes to Management to be considered.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4; Term Expires November 2026

This item was deferred.

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

SIXTH ORDER OF BUSINESS

Board Transition

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

On MOTION by Mr. Pagano and seconded by Ms. Sgro, with all in favor, the resignation of Kat Lawler from Seat 5, was accepted.

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

This item was deferred.

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

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Suit presented Resolution 2026-01.

Mr. Pagano nominated the following:

- | | |
|--------------|---------------------|
| David Pagano | Chair |
| Melisa Sgro | Vice Chair |
| Cindee Huynh | Assistant Secretary |

No other nominations were made.

This Resolution removes the following from the Board:

- | | |
|-------------|---------------------|
| Kat Lawler | Assistant Secretary |
| Blake Glass | Assistant Secretary |

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 Mr. Pagano and seconded by Ms. Sgro, with all in favor, Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

**Ratification of The Lake Doctors, Inc.
Second Amendment to Agreement for Lake
Maintenance Services**

On MOTION by Mr. Pagano and seconded by Ms. Sgro, with all in favor, the Lake Doctors, Inc. Second Amendment to Agreement for Lake Maintenance Services, was ratified.

NINTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of August 31, 2025**

On MOTION by Mr. Pagano and seconded by Ms. Huynh, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of August 7, 2025 Public Hearing and Regular Meeting Minutes

On MOTION by Ms. Huynh and seconded by Ms. Sgro, with all in favor, the August 7, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Dugan stated Florida Law requires CDDs to adopt a Public Facilities Report, which basically outlines the improvements that the District owns and maintains. Since there is no such report on file for this District, he asked the District Engineer to commence preparing the report. The report is underway and will be presented at a future meeting. He asked the Board to formally authorize the District Engineer to prepare the report.

On MOTION by Mr. Pagano and seconded by Ms. Sgro, with all in favor, authorizing the District Engineer to prepare the Annual Public Facilities Report, was approved.

Mr. Dugan welcomed Ms. Huynh to the Board.

B. District Engineer: LevelUp Consulting, LLC

There was no report.

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

- **FY2026 Insurance Property Schedule**
- **NEXT MEETING DATE: November 6, 2025 at 10:00 AM**
 - **QUORUM CHECK**

Ms. Suit stated the next meeting date will be determined.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

In response to Mr. Pagano’s question regarding carryovers and the budget, Ms. Suit explained that assessment revenue collections are typically reflected in November and December. The CDD starts the new fiscal year with a fund balance and those funds can be allocated for specific line items.

Discussion ensued regarding prepayments, how lake maintenance is handled and the year-to-date balance sheet.

THIRTEENTH ORDER OF BUSINESS

Public Comments

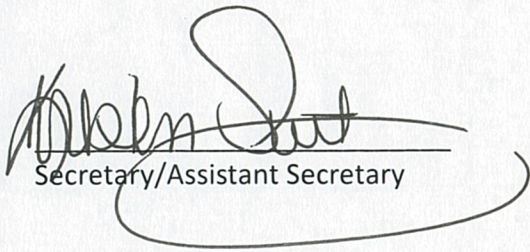
No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

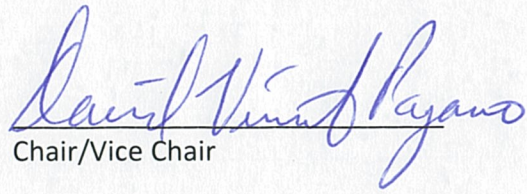
Adjournment

On MOTION by Ms. Sgro and seconded by Mr. Pagano, with all in favor, the meeting adjourned at 10:37 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair