MINUTES OF MEETING
VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT

An Organizational Meeting of the Vida's Way Community Development District was held on February 20, 2024 at 1:30 p.m., at the Land O' Lakes Branch Library, 2818 Collier Parkway, Land O' Lakes, FL 34639.

Present at the meeting were:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Max Law	Assistant Secretary
Jenna Walters	Assistant Secretary
Connor Gallagher	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Michal Szymonowicz (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Alyssa Willson (via telephone)	District Counsel
Kate John	Kutak Rock LLP
Jordan Schrader (via telephone)	Interim District Engineer
Steve Sanford (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Suit called the meeting to order at 1:35 p.m. and noted that the Landowners' Election was held just prior to this meeting. The Landowners' Election results were as follows:

Seat 1	Ray Aponte	357 votes	4-year Term
Seat 2	Brady Lefere	357 votes	4-year Term
Seat 3	Jenna Walters	156 votes	2-year Term
Seat 4	Connor Gallagher	156 votes	2-year Term
Seat 5	Max Law	156 votes	2-year Term

Mr. Brady Lefere, Mr. Ray Aponte, Ms. Jenna Walters, Mr. Conor Gallagher and Mr. Max Law, who were also named in the Petition to Establish the District as Initial Board Supervisors, were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Elected Board of Supervisors**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Lefere, Mr. Aponte, Ms. Walters, Mr. Gallagher and Mr. Law. As experienced Board Members, all are 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 2024-01, 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 2024-01. The results of the Landowners' Election will be inserted into Sections 1 and 2, as follows:

Seat 1	Ray Aponte	357 votes	4-year Term
Seat 2	Brady Lefere	357 votes	4-year Term
Seat 3	Jenna Walters	156 votes	2-year Term
Seat 4	Connor Gallagher	156 votes	2-year Term
Seat 5	Max Law	156 votes	2-year Term

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2024-01, 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 2024-02, Designating Certain Officers of the District, and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-02. Mr. Aponte nominated the following slate:

Chair	Brady Lefere
Vice Chair	Ray Aponte
Secretary	Craig Wrathell
Assistant Secretary	Jenna Walters
Assistant Secretary	Connor Gallagher
Assistant Secretary	Max Law
Assistant Secretary	Kristen Suit
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Aponte and seconded by Ms. Walters, with all in favor, Resolution 2024-02, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS

SIXTH ORDER OF BUSINESS **Consideration of the Following Organizational Items:**

A. Resolution 2024-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Ms. Suit presented Resolution 2024-03 and the Fee Schedule and Management Agreement. The Management Fee is reduced to $2,000 per month until bonds are issued.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2024-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Kutak Rock LLP**

Ms. Suit presented Resolution 2024-04 and the Kutak Rock LLP Fee Agreement.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-04, Appointing Kutak Rock LLP as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2024-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Ms. Suit presented Resolution 2024-05.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-05, Designating Alyssa Willson as Registered Agent and 107 West College Avenue, Tallahassee, Florida 32301 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2024-06, Appointing an Interim District Engineer for the Vida's Way Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: Clearview Land Design P.L.**

Ms. Suit presented Resolution 2024-06 and the Interim Engineering Services Agreement.

On MOTION by Mr. Lefere seconded by Ms. Walters, with all in favor, Resolution 2024-06, Appointing an Interim District Engineer for the Vida's Way Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted, and the Interim Engineering Services Agreement and accompanying Exhibits, were approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Ms. Suit presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Aponte and seconded by Mr. Gallagher, with all in favor, the Request for Qualifications for Engineering Services, Competitive Selection Criteria and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members declined compensation.

G. Resolution 2024-07, Designating the Primary Administrative Office of the District and Providing an Effective Date

Ms. Suit presented Resolution 2024-07.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-07, Designating Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, as the Primary Administrative Office of the District and Providing an Effective Date, was adopted.

H. Resolution 2024-08, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

I. Resolution 2024-09, Setting Forth the Policy of the Vida's Way Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Ms. Suit presented Resolution 2024-09.

On MOTION by Mr. Lefere and seconded by Ms. Walters, with all in favor, Resolution 2024-09, Setting Forth the Policy of the Vida's Way Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, was adopted.

On MOTION by Mr. Lefere and seconded by Mr. Law, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

J. Resolution 2024-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Ms. Suit presented Resolution 2024-10.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

K. Resolution 2024-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date

Ms. Suit presented Resolution 2024-11. Two options were provided; Option 1 allows for timely destruction of records while remaining in compliance with requirements and Option 2 states that the CDD will not destroy any records at this point in time, with the exception of Transitory Messages.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-11, Option 2, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

L. Resolution 2024-12, Authorizing Certain Actions in Connection With The Implementation Of The District's Capital Improvement Plan, Including The Conveyance and/or Acquisition Of Real And Personal Property, Execution Of Plats, Transfer Of Permits, Execution Of Contracts And Change Orders, Payment Of Requisitions, And Other Actions As Described Herein; Approving The Scope and Terms Of Such Authorization; Providing A Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2024-12. This Resolution grants the Chair and Vice Chair and other officers, in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-12, Authorizing Certain Actions in Connection With The Implementation Of The District's Capital Improvement Plan, Including The Conveyance and/or Acquisition Of Real And Personal Property, Execution Of Plats, Transfer Of Permits, Execution Of Contracts And Change Orders, Payment Of Requisitions, And Other Actions As Described Herein; Approving The Scope and Terms Of Such Authorization; Providing A Severability Clause; and Providing an Effective Date, was adopted.

M. Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Vida's Way Community Development District and Providing for an Effective Date

Ms. Suit presented Resolution 2024-13.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Vida's Way Community Development District and Providing for an Effective Date, was adopted.

N. Authorization of Request for Proposals (RFP) for Annual Audit Services

Ms. Suit presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Request for Proposals for Annual Audit Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, were approved.

O. Strange Zone, Inc., Quotation #M24-1005 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Ms. Suit presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Strange Zone, Inc., Quotation #M24-1005 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of $1,679.99, was approved.

P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Ms. Suit presented the ADA Site Compliance proposal.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of $210, was approved.

Q. Resolution 2024-14, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Ms. Suit presented Resolution 2024-14.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-14, to Designate Date, Time and Place of May 2, 2024 at 11:00 a.m., at a location to be determined, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

R. Resolution 2024-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Discussion ensued regarding the need for a meeting location conducive to holding several CDD meetings on the same day, such as at one of two hotels at which the Whispering Pines CDD meetings are held.

Ms. Willson noted that, later in the meeting, one of the meeting locations will be designated as Option #1 and the other will be designated as Option #2 for purposes of the record.

This item was deferred.

S. Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2024-16.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2024-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

T. Stormwater Management Needs Analysis Reporting Requirements

Ms. Suit stated CDDs are required to prepare a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed and there is no interim reporting requirement, a Report will be prepared when necessary.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS **Consideration of the Following Banking Items:**

A. Resolution 2024-17, Designating a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date

Ms. Suit presented Resolution 2024-17.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-17, Designating Truist Bank as Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date, was adopted.

B. Resolution 2024-18, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Ms. Suit presented Resolution 2024-18. Funding requests will be sent to Mr. Lefere.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-18, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

C. Resolution 2024-29, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

Ms. Suit presented Resolution 2024-29.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-29, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS **Consideration of the Following Budgetary Items:**

A. Resolution 2024-19, Approving a Proposed Budget for Fiscal Year 2023/2024 and Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2024-19 and the proposed Fiscal Year 2024 and Fiscal Year 2025 budgets, which are both Landowner-funded.

Ms. Willson stated the two potential meeting locations in Wesley Chapel are the Hilton Garden Inn and the Hampton Inn, which shall be referred to as Option #1 and Option #2, respectively.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-19, Approving a Proposed Budget for Fiscal Year 2023/2024 and Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on May 2, 2024 at 11:00 a.m., at the Option #1 or Option #2 location to be determined; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2023/2024 and Fiscal Year 2024/2025 Budget Funding Agreements

Ms. Suit presented the Fiscal Year 2023/2024 and Fiscal Year 2024/2025 Budget Funding Agreements. The standard form used in all Pulte communities will be utilized.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Fiscal Year 2023/2024 and Fiscal Year 2024/2025 Budget Funding Agreements, were approved.

C. Resolution 2024-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date

Ms. Suit presented Resolution 2024-20.

On MOTION by Mr. Lefere and seconded by Mr. Aponte with all in favor, Resolution 2024-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date, was adopted.

D. Resolution 2024-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Ms. Suit presented Resolution 2024-21.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

E. Resolution 2024-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Ms. Suit presented Resolution 2024-22.

On MOTION by Mr. Aponte and seconded by Mr. Law, with all in favor, Resolution 2024-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2024-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2024-23.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2024-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Ms. Suit presented Resolution 2024-24.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Consideration of E-Verify Memo with MOU

Ms. John presented E-Verify information related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS **Consideration of the Following Bond Financing Related Items:**

A. Bond Financing Team Funding Agreement

Ms. Willson presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

I. Underwriter/Investment Banker: FMSbonds, Inc.

II. Bond Counsel: Greenberg Traurig, PA

III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the FMSbonds, Inc., Agreement for Underwriter Services and G-17 Disclosure Letter; Greenberg Traurig, P.A., Engagement Letter for Bond Counsel Services; and the US Bank Trust Company, N.A. Fee Agreement to serve as Trustee, Paying Agent and Registrar, were approved.

C. Resolution 2024-25, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Ms. Suit presented Resolution 2024-25.

Ms. John reiterated that the two potential meeting locations in Wesley Chapel, Florida are the Hilton Garden Inn and the Hampton Inn, which shall be referred to as Option #1 and Option #2, respectively.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-25, Designating a Date, Time, and Location of May 2, 2024 at 11:00 a.m., at the Option #1 or #2 location to be determined, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Ms. Willson noted that the Engineer's Report will be approved preliminarily for purposes of setting the public hearings.

Mr. Schrader presented the Engineer's Report dated February 16, 2024 and noted that the total estimated costs are approximately $59.1 million.

Mr. Sanford stated that he will provide additional information, as needed. He noted mention of road development in the CDD and asked if the CDD has existing roadway access. Mr. Schrader replied affirmatively and stated that the CDD boundary touches a public right-of-way (ROW) at the existing terminus of Watergrass Parkway, which will be extended.

The Board and Staff discussed revisions to Table 1: Ownership and Maintenance.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Master Engineer's Report dated February 16, 2024, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Mr. Szymonowicz presented the Master Special Assessment Methodology Report dated February 20, 2024. He reviewed the pertinent information and discussed the Development

Program, Capital Improvement Plan (CIP), Financing Program, Assessment Methodology, lienability tests, True-up Mechanism and the Appendix Tables. He noted the following:

- The current Development Plan anticipates 683 units.
- The proposed financing plan provides for issuance of bonds in the approximate principal amount of $81,245,000 to finance approximately $59,103,000 in CIP costs, as reflected in the Engineer's Report.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Master Special Assessment Methodology Report dated February 20, 2024, in substantial form, was approved.

F. Resolution 2024-26, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

Ms. Suit presented Resolution 2024-26 and read the title.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-26, Declaring Special Assessments; Indicating the Location, Nature and Cost of those Improvements Which Cost is Being Financed and Such Financing is to be Defrayed by the Special Assessments; Providing the Portion of the Cost of the Improvements to be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Paid; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

G. Resolution 2024-27, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Vida's Way Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes

Ms. Suit presented Resolution 2024-27 and read the title.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2024-27, Setting a Public Hearing on May 2, 2024 at 11:00 a.m., at the Option #1 or #2 location to be determined, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Vida's Way Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

H. Resolution 2024-28, Authorizing the Issuance of Not to Exceed $81,245,000 Aggregate Principal Amount of Vida's Way Community Development District Special Assessment Bonds, in One or More Series, To Pay All or a Portion of the Design, Acquisition, Construction Costs of Certain Public Infrastructure Improvements, Including, but Not Limited to, Stormwater Management and Control Facilities, Including, but Not Limited to, Related Earthwork and Acquisition of Lands Relating Thereto; Roadway Improvements Including Any Applicable Impact Fees; Water, Wastewater and Reclaimed Water Facilities, Including Connection Charges, Landscaping, Hardscaping and Irrigation in Public Rights-of-Way, Entrance Features; Differential Cost of Undergrounding Electric Utilities, and All Related Soft and Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank Trust Company, National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Vida's Way Community Development District (Except as Otherwise Provided Herein), Pasco County, Florida, or of the State of Florida or of Any Other Political Subdivision Thereof, but Shall Be

Payable Solely from Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

Mr. Sanford presented Resolution 2024-28, which accomplishes the following:

- Authorizes issuance of not to exceed $81,245,000 aggregate principal amount of bonds.
- Appoints U.S. Bank Trust Company, National Association as the Trustee, Registrar and Paying Agent.
- Authorizes and approves execution and delivery of the Master Trust Indenture and Supplemental Trust Indenture.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2024-28, Authorizing the Issuance of Not to Exceed $81,245,000 Aggregate Principal Amount of Vida's Way Community Development District Special Assessment Bonds, in One or More Series, To Pay All or a Portion of the Design, Acquisition, Construction Costs of Certain Public Infrastructure Improvements, Including, but Not Limited to, Stormwater Management and Control Facilities, Including, but Not Limited to, Related Earthwork and Acquisition of Lands Relating Thereto; Roadway Improvements Including Any Applicable Impact Fees; Water, Wastewater and Reclaimed Water Facilities, Including Connection Charges, Landscaping, Hardscaping and Irrigation in Public Rights-of-Way, Entrance Features; Differential Cost of Undergrounding Electric Utilities, and All Related Soft and Incidental Costs (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank Trust Company, National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Vida's Way Community Development District (Except as Otherwise Provided Herein), Pasco County, Florida, or of the State of Florida or of Any Other Political Subdivision Thereof, but Shall Be Payable Solely from Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

I. Acquisition Agreement

Ms. John presented the Acquisition Agreement.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Acquisition Agreement, was approved.

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. John stated the Bond Validation complaint will be prepared and filed. It is estimated that bonds will be issued in July or August 2024.

B. District Engineer (Interim): Clearview Land Design P.L.

There was no report.

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

The next meeting will be held on May 2, 2024.

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

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the meeting adjourned at 2:29 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair