

**MINUTES OF MEETING
VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Vida’s Way Community Development District held Public Hearings, a Regular Meeting and an Audit Committee Meeting on May 2, 2024 at 11:00 a.m., at the Hampton Inn and Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544.

Present at the meeting were:

Brady Lefere
Ray Aponte
Jenna Walters

Chair
Vice Chair
Assistant Secretary

Also present were:

Kristen Suit
Alyssa Willson (via telephone)
Jordan Schrader (via telephone)

District Manager
District Counsel
Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:00 a.m. Supervisors Lefere, Aponte and Walters were present. Supervisors Law and Gallagher were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District’s Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for

**Severability; Providing for Conflict and
Providing for an Effective Date**

- A. Affidavit/Proof of Publication**
- B. Consideration of Resolution 2024-30, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Vida's Way Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

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

No members of the public spoke.

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

Ms. Suit presented Resolution 2024-30 and read the title.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-30, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Vida's Way Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption of
an Assessment Roll and the Imposition of
Special Assessments Relating to the
Financing and Securing of Certain Public
Improvements**

Ms. Suit asked for a motion to open the public hearing.

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

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property**
- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right**

These items will be addressed below.

- A. Affidavit/Proof of Publication**
- B. Mailed Notice to Property Owner(s)**
- C. Master Engineer's Report (for informational purposes)**

Ms. Willson asked Mr. Schrader to briefly review the Engineer's Report for the record.

Mr. Schrader stated the Master Engineer's Report contemplates total capital improvement plan (CIP) buildout. The CIP includes the two major access points from Watergrass Parkway and Wells Road, which are to be owned and maintained by Pasco County. The District will enter into a license maintenance agreement for the landscape enhancements and other assets within the neighborhood. The total CIP amount is \$59,103,000.00.

Mr. Schrader confirmed that he received the email with Bond Counsel's comments; the Master Engineer's Report will be adjusted and forwarded to District Management, with no changes to the Estimated Project Costs outlined in Exhibit C or descriptions in the CIP.

Ms. Willson posed the following questions:

Ms. Willson: Jordan, based on your experience, are the cost estimates in your Engineer's Report, as supplemented, reasonable and proper?

Mr. Schrader: Yes, they are.

Ms. Willson: Perfect. And do you have any reason to believe the project cannot be carried out by the District?

Mr. Schrader: No, I do not.

Ms. Willson: Perfect. Thank you.

Discussion ensued regarding the ownership of Watergrass and Wells roads, reimbursable expenses from Pasco County, what assets can be financed, the first bond issuance and the Board being mindful not to double-dip and get reimbursed by both the CDD and Pasco County.

D. Master Special Assessment Methodology Report (for informational purposes)

Ms. Suit reviewed the Appendix Tables in the back of the Methodology Report.

Ms. Willson posed the following questions:

Ms. Willson: In your professional opinion, do the lands subject to the assessments receive special benefits from the District's Capital Improvement Plan?

Ms. Suit: Yes.

Ms. Willson: In your professional opinion, are the special assessments reasonably apportioned among the lands subject to the special assessments?

Ms. Suit: Yes.

Ms. Willson: In your professional opinion, is it reasonable, proper and just to assess the costs of the project against the lands in the District in accordance with your Methodology, which will result in the special assessments as set forth in the final assessment roll?

Ms. Suit: Yes.

Ms. Willson: Is it your opinion that the special benefits the lands will receive, as set forth in the final assessment roll, will be equal to or in excess of the special assessments thereon when allocated as set forth in the Methodology; do the special benefits exceed the special assessments?

Ms. Suit: Yes.

Ms. Willson: And is it your opinion that it is in the best interest of the District that the special assessments be paid and collected in accordance with the Methodology and the District's assessment resolution.

Ms. Suit: Yes.

Ms. Willson: Thank you, Kristen.

Ms. Suit stated that this item contemplates a 24-month interest period.

- Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property

There were no affected property owners present.

- Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right

The Board, sitting as an equalizing Board, had no changes.

- E. **Consideration of Resolution 2024-31, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment And the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Public Hearing was closed.
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Ms. Suit presented Resolution 2024-31 and read the title.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-31, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment And the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or

Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, with inclusions as described by District Counsel, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

- A. Affidavits of Publication**
- B. Consideration of Resolution 2024-32, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date**

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

No members of the public spoke.

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

Ms. Suit presented Resolution 2024-32 and read the title.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-32, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2023/2024 Budget

- A. Affidavit of Publication**

- B. Consideration of Resolution 2024-33, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

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

Ms. Suit noted the affidavit of publication and briefly reviewed the Proposed Fiscal Year 2024 budget.

No members of the public spoke.

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

Ms. Suit presented Resolution 2024-33 and read the title.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-33, Relating to the Annual Appropriations and Adopting the Budget for the Remainder of the Fiscal Year Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2024-34, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

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

Ms. Suit noted the affidavit of publication and briefly reviewed the Proposed Fiscal Year 2025 budget, which is admin-only and landowner-funded.

In response to a question, Ms. Suit stated the budget can be amended whenever needed.

No members of the public spoke.

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

Ms. Suit presented Resolution 2024-34 and read the title.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-34, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Recess Regular Meeting/Commencement of Audit Selection Committee Meeting

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, recessing the Regular Meeting and commencing the Audit Selection Committee Meeting, was approved.

NINTH ORDER OF BUSINESS

Review of Responses to Request for Proposals (RFP) for Annual Audit Services

- A. Affidavit of Publication**
- B. RFP Package**
- C. Respondents**

- I. Berger, Toombs, Elam, Gaines & Frank (BTEG&F)
- II. Carr, Riggs & Ingram, LLC
- III. Grau & Associates

D. Auditor Evaluation Matrix/Ranking

Ms. Suit discussed fees and related that last year, BTEG&F did not complete all of their audits in a timely fashion. The Audit Selection Committee completed the Evaluation Matrix.

Ms. Suit recapped the scores and rankings were as follows:

#1	BTEGF	99.67 points
#2	Grau & Associates	95.33 points
#3	Carr, Riggs & Ingram, LLC	93.67 points

TENTH ORDER OF BUSINESS

Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, terminating the Audit Selection Committee Meeting and reconvening the Regular Meeting, was approved.

ELEVENTH ORDER OF BUSINESS

Consider Recommendation of Audit Selection Committee

- **Award of Contract**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, accepting the Audit Committee scores and rankings and deeming Berger, Toombs, Elam, Gaines & Frank the #1 ranked respondent to the RFP for Annual Audit Services and awarding the contract for Annual Audit Services to Berger, Toombs, Elam, Gaines & Frank, the #1 ranked respondent, was approved.

TWELFTH ORDER OF BUSINESS

Consideration Resolution 2024-35, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Ms. Suit presented Resolution 2024-35.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-35, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

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

Ms. Suit presented Resolution 2024-08, and stated Staff was informed that the Turkey Ranch location can be used as the local District Records Office.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2024-08, Designating the Location of the Local District Records Office as 2500 Heart Pines Drive, Odessa, Florida 33446, and Providing an Effective Date, was approved.

FOURTEENTH ORDER OF BUSINESS

Consideration of 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

Ms. Suit presented Resolution 2024-15 and read the title.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, 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, was adopted.

FIFTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of March 31, 2024

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

SIXTEENTH ORDER OF BUSINESS

Approval of Minutes

Ms. Suit presented the following:

- A. February 20, 2024 Landowners' Meeting**
- B. February 20, 2024 Organizational Meeting**

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the February 20, 2024 Landowners' Meeting and February 20, 2024 Organizational Meeting Minutes, as presented, were approved.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Willson stated Staff will coordinate with Management's office to make sure that all of the documents are in order for the joint stipulation for the Validation Hearing scheduled for May 15th, and will place calendar notices on the calendars of all attendees.

She asked which Board representative will be attending. Mr. Lafere stated that Mr. Aponte will attend on behalf of land development.

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

There was no report.

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

- **0 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: June 6, 2024 at 9:15 AM [Adoption of Delegation Resolution]**
 - **QUORUM CHECK**

The June 6th meeting was canceled. There is no meeting scheduled for July.

The next meeting will be held on August 1, 2024 at 11:00 a.m. Staff will present the Delegation Resolution.

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

Ms. Willson asked if the first bond series will be for Phase 1 only. Mr. Lefere stated it should cover Phase 1A and 1B.

Ms. Willson will send an email to everyone on the distribution list so that Staff can start working on the supplementals.

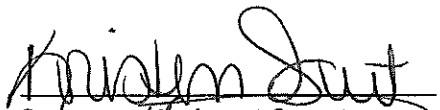
NINETEENTH ORDER OF BUSINESS**Public Comments**

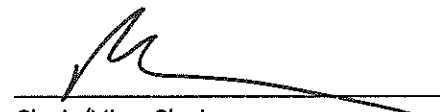
No members of the public spoke.

TWENTIETH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Aponte and seconded by Ms. Walters, with all in favor, the meeting adjourned at 11:29 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair