MINUTES OF MEETING
VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Vida's Way Community Development District held a Regular Meeting on October 3, 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:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Melisa Sgro	Assistant Secretary

Also present:

Kristen Suit	District Manager
Clif Fischer	Wrathell, Hunt and Associates, LLC (WHA)
Alyssa Willson (via telephone)	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Jordan Schrader (via telephone)	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 Sgro were present. Supervisors Walters and Gallagher were not present.

SECOND ORDER OF BUSINESS — **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS — **Presentation of First Supplemental Engineer's Report**

Mr. Schrader presented the First Supplemental Engineer's Report and highlighted the following:

- The platted Phases 1A and 1B constitute the 2024 Phase 1 area.
- The amenities were removed from Phase 1 and the costs associated with that were subsequently updated.

FOURTH ORDER OF BUSINESS — **Presentation of First Supplemental Special Assessment Methodology Report**

Ms. Suit presented the First Supplemental Special Assessment Methodology Report and reviewed the Appendix Tables at the end of the Report.

Mr. Lefere stated lotting changes are occurring in the future phases, which are Phases 2 and 3. This will not affect Assessment Area 1 (AA1); Phase 1 is accurate and has no changes. The number of units in the future phases will be reduced by 20, such that Phase 2 will go from 683 to 663 and Phase 3 will go from 378 to 358, and the next bond issuance will be based on the reduced number of units. A lot layout was recently approved and the Engineering team is revising the construction plans. Plats for Phase 2 will be submitted in the first quarter of 2025 and the bond issuance will occur at the end of that year.

Ms. Willson stated, for the purposes of today's meeting, everything will remain as is since there is no impact to AA1.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2024 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2024 Bonds; Levying and Allocating Assessments Securing Series 2024 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date**

Ms. Suit presented Resolution 2025-01 and read the title.

Ms. Willson stated, given that bonds were priced yesterday and Staff has yet to review the documents, she recommended approval of the Methodology in substantial form until all the financing is approved by the individuals reviewing this document.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-01, Making Certain Findings; Approving the Engineer's Report

> **and Supplemental Assessment Report, in substantial form; Setting Forth the Terms of the Series 2024 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2024 Bonds; Levying and Allocating Assessments Securing Series 2024 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.**

SIXTH ORDER OF BUSINESS **Consideration of Ancillary Financing Documents (Series 2024 Project)**

A. Notice of Series 2024 Special Assessments

Ms. John stated the legal description must be updated to reflect the 305 lots that are on the plat.

> **On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the Notice of Series 2024 Special Assessments, in substantial form, and authorizing execution, was approved.**

B. Notice of Special Assessments/Governmental Lien of Record

Ms. Willson stated, regarding the Master Notice of Assessments, Staff is asking for Pulte to execute a Separation of Consent that applies to all the Districts, and a Declaration of Consent that is specific to the Series 2024 issuance to protect the CDD in terms of the timing of the next series of bonds.

> **On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the Notice of Special Assessments/Governmental Lien of Record, was approved.**

C. Disclosure of Public Financing

> **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Disclosure of Public Financing, was approved.**

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1,**

2024 and Ending September 30, 2025; and Providing for an Effective Date

Ms. Suit presented Resolution 2025-02.

> **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Resolution 2025-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date, was adopted.**

EIGHTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Suit presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

> **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.**

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of August 31, 2024**

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

TENTH ORDER OF BUSINESS **Approval of August 1, 2024 Regular Meeting Minutes**

The following change was made:

Line 20: Change "Melissa" to "Melisa"

On MOTION by Mr. Aponte and seconded by Ms. Sgro, with all in favor, the August 1, 2024 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. John stated her office will coordinate with Staff on the acquisition documents for Phase 1 and, pursuant to a conversation with the Chair and the District Engineer, it is anticipated that Phase 1A is in the completion stage and Phase 1B will follow.

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

There was no report.

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

Ms. Suit stated that the Request for Qualifications (RFQ) for Engineering Services will be included on the next agenda.

- **NEXT MEETING DATE: November 7, 2024 at 11:00 AM**
  - **QUORUM CHECK**

The November 7, 2024 meeting will be canceled.

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

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Aponte and seconded by Ms. Sgro, with all in favor, the meeting adjourned at 11:20 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair