

**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 May 1, 2025 at 11:00 a.m., at the Hilton Garden Inn Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

Present:

Brady Lefere
Melisa Sgro
Jenna Walters

Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Ryan Dugan (via telephone)
Kate John (via telephone)
Jordan Schrader (via telephone)

District Manager
District Counsel
Kutak Rock LLP
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:01 a.m. Supervisors Lefere, Walters and Sgro were present. Supervisors Aponte and Gallagher were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-03,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

Ms. Suit presented Resolution 2025-03. Before the meeting, the proposed Fiscal Year 2026 budget was revised to include a Landowner contribution. With the changes, the projected Total Revenue will be \$789,093, comprised of on-roll revenues of \$356,487, off-roll revenues of \$96,023 and a Landowner contribution of \$336,583. The Fiscal Year 2026 budget might be slightly less than in the updated version because the “Tax Collector” expense should decrease

with some revenues transitioning to a Landowner contribution. Ms. Suit reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended as discussed, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 7, 2025 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an effective Date

The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete January 2026 meeting

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Ratifying, Confirming, and Approving the Sale of the Vida's Way Community Development District Special Assessment

Bonds, Series 2024 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary , Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Vida's Way Community Development Special Assessment Bonds, Series 2024 (Assessment Area One); Determining such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-06.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-06, Ratifying, Confirming, and Approving the Sale of the Vida's Way Community Development District Special Assessment Bonds, Series 2024 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary , Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Vida's Way Community Development Special Assessment Bonds, Series 2024 (Assessment Area One); Determining such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services

- A. Affidavit of Publication
- B. RFQ Package

These items were included for informational purposes.

- C. Respondents:

Ms. Suit discussed the response received from the respondents.

- I. Alliant Engineering, Inc.
- II. Clearview Land Design, P.L.

- D. Competitive Selection Criteria/Ranking

Each Board Member completed the Competitive Selection Criteria. Ms. Suit tallied and the scores and arrived at the following average scores and ranking:

#1	Clearview Land Design, P.L.	94.66 Points
#2	Alliant Engineering, Inc.	89.00 Points

E. Award of Contract

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, ranking Clearview Land Design, P.L., as the #1 ranked respondent to the RFQ for Engineering Services, awarding the Engineering Services Contract to Clearview Land Design, P.L., and authorizing Staff to engage Clearview Land Design, P.L., was approved.

EIGHTH ORDER OF BUSINESS

Ratification Items

- A. Vida’s Way Legacy Community Associates, Inc. Assignment of Plat Dedication**
- B. Quit Claim Deed (Phase 1A, Tract P-1) from CDD to Vida’s Way Legacy Community Association, Inc.**
- C. Pulte Home Company, LLC Phase 1A & 1B Acquisition Package**
- D. Pasco County Property Appraiser Interlocal Agreement Regarding Non-Ad Valorem Special Assessments**
- E. Pasco County Tax Collector Interlocal Agreement Regarding Non-Ad Valorem Special Assessments**
- F. Bandu, LLC Agreement for Monument Fountain Cleaning and Maintenance Services**
- G. Architectural Fountains Agreement for Fountain Maintenance Services**
- H. Steadfast Environmental, LLC Agreement for Pond Maintenance Services**
- I. SR Landscaping, LLC**
 - I. Agreement for Landscape Maintenance Services**
 - II. First Amendment to Agreement for Landscape Maintenance Services**
- J. Withlacoochee River Electric Cooperative, Inc. Street/Outdoor Lighting Agreement/Invoice [New Lighting]**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Ratification Items 8A through 8J, as listed, were ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2025

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of October 3, 2024 Regular Meeting Minutes**

On MOTION by Mr. Aponte and seconded by Ms. Sgro, with all in favor, the October 3, 2024 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

There was no report.

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

There was no report.

“(Interim)” will be removed going forward.

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

- **UPCOMING MEETINGS**

- **June 5, 2025 at 11:00 AM [Regular Meeting]**
- **July 3, 2025 at 11:00 AM [Regular Meeting]**
- **August 7, 2025 at 11:00 AM [Adoption of FY2026 Proposed Budget]**

- **QUORUM CHECK**

The June 5 and July 3, 2025 meetings will be canceled.

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

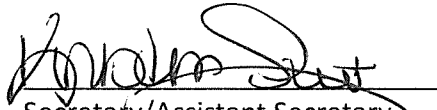
There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

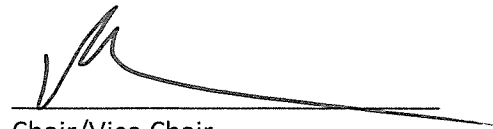
No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the meeting adjourned at 11:13 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair