

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

The Board of Supervisors of the Vida’s Way Community Development District held Public Hearings and a Regular Meeting on August 7, 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
Jordan Lansford
Ryan Dugan (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:17 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 2025-07,
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 2025-07.

**On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor,
Resolution 2025-07, 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.**

FOURTH ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

- A. Affidavit of Publication
- B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

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

Ms. Suit presented Resolution 2025-08. She 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. The proposed Fiscal Year 2026 budget will be funded via on-roll and off-roll assessments, along with Landowner contributions.

No affected property owners or members of the public spoke.

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

On MOTION by Ms. Sgro and seconded by Ms. Walters, with all in favor, Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

- A. Proof/Affidavit of Publication
- B. Mailed Notice(s) to Property Owners
- C. Consideration of Resolution 2025-09, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

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

Ms. Suit presented Resolution 2025-09.

No affected property owners or members of the public spoke.

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

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-09, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025/2026 Deficit Funding Agreement

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Fiscal Year 2025/2026 Deficit Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement By and Between the Vida's Way Community Development District Pulte Home Company, LLC Regarding the Direct Collection of Special Assessments for Fiscal Year 2025-2026

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Agreement By and Between the Vida's Way Community Development District Pulte Home Company, LLC Regarding the Direct Collection of Special Assessments for Fiscal Year 2025-2026, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Electing Officer(s) of the District and Providing for an Effective Date [Jordan Lansford]

Ms. Suit presented Resolution 2025-10. The purpose of this Resolution is to appoint Jordan Lansford as an Assistant Secretary. Prior appointments by the Board remain unchanged by this Resolution.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-10, Electing Officer(s) of the District and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

TENTH ORDER OF BUSINESS**Ratification Items**

- A. **Brandon Industries, Inc., Order Number 1031048 [Pet Station Install]**
- B. **Bill of Sale and General Assignment [Phase 1A & Phase 1B Landscape and Hardscape Improvements]**
- C. **District Engineer's Certificate [Phase 1A & Phase 1B Landscape & Hardscape Improvements]**
- D. **Pine Lake Services, LLC, Addendum to Proposal for Landscape Installation Services [Entrance and Common Areas]**
- E. **Steadfast Alliance Estimate [Midge Fly Control, Fish Stocking]**
- F. **Steadfast Environmental, LLC, First Amendment to Agreement for Pond Maintenance Services**

On MOTION by Mr. Lefere and seconded by Ms. Walters, with all in favor, Ratification Items 10A through 10F, as listed, were ratified.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of May 1, 2025 Regular Meeting Minutes

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the May 1, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH 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

- **11 Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: September 4, 2025 at 11:00 AM**
 - **QUORUM CHECK**

The September 4, 2025 meeting will be canceled.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

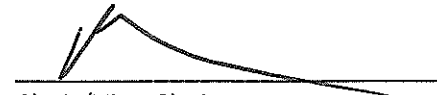
No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lefere and seconded by Ms. Walters, with all in favor, the meeting adjourned at 11:28 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair