

**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 2, 2025 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Melisa Sgro	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Ryan Dugan (via telephone)	District Counsel
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 Second Supplemental Engineer’s Report

Ms. Suit presented the Second Supplemental Engineer’s Report dated October 2, 2025 and noted the following:

- This Report is for Assessment Area Two.
- There is a total of 214 residential units.
- The total estimated Capital Improvement Plan (CIP) project cost is \$14,790,600.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Second Supplemental Engineer’s Report, in substantial form, was approved.

FOURTH ORDER OF BUSINESS

Presentation of Second Supplemental Special Assessment Methodology Report

Ms. Suit presented the Second Supplemental Special Assessment Methodology Report dated October 2, 2025. She reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits, True-up Mechanism and the Appendix Tables. She noted the following:

- The total number of units is 214.
- The anticipated total CIP cost is \$14,790,600.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$3,990,000 to finance a portion of the Series 2025 Project costs in the estimated total amount of \$3,454,362.50, with the balance of the costs in the estimated amount of \$11,336,237.50 anticipated to be constructed by the Developer and contributed to the District at no cost, or financed in whole, or in part, by future bonds issued by the District.
- No bond assessments are allocated to any private amenities or governmental property.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the Second Supplemental Special Assessment Methodology Report, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Authorizing the Issuance of Not Exceeding \$5,000,000 Vida’s Way Community Development District, Special Assessment Bonds, Series 2025 (Assessment Area Two) (the “Bonds”) to Finance Certain Public Infrastructure Within Assessment Area Two Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Approving the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Dated October 1, 2024 with Respect To the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a

Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a dissemination agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date

Mr. Dugan presented Resolution 2026-01, known as the Delegation Resolution, which accomplishes the following:

- Delegates authority to the District's finance team and the Chair to market, price and sell the bonds that were contemplated in the Engineer's and Methodology Reports.
- Authorizes a Series 2025 bond issuance in a not to exceed amount of \$5,000,000 for Assessment Area Two.
- Sets forth certain standard parameters to facilitate the sale of the Series 2025 bonds.
- Approves the Bond Purchase Contract, Second Supplemental Trust Indenture, Preliminary Limited Offering Memorandum and Continuing Disclosure Agreement.
- Approves certain modifications to the Engineer's and Methodology Reports in connection with selling or issuing the bonds.

Discussion ensued regarding the bond issuance timeline, if a special meeting should be scheduled and the potential bond closing date.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2026-01, Authorizing the Issuance of Not Exceeding \$5,000,000 Vida's Way Community Development District, Special Assessment Bonds, Series 2025 (Assessment Area Two) (the "Bonds") to Finance Certain Public Infrastructure Within Assessment Area Two Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Approving the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution

and Delivery of a Bond Purchase Contract with Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Dated October 1, 2024 with Respect To the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Second Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a dissemination agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer’s Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Ratification Items

- A. **Steadfast Alliance Invoice SA-13639 [Aquatic Insecticide / Larvicide Applications]**
Amount: \$2,280
- B. **Termination of SR Landscaping, LLC**
- C. **Pine Lake Services, LLC Landscape and Irrigation Maintenance Services Agreement**
Amount: \$85,780
- D. **Pine Lake Nursery & Landscape, LLC Proposal #6728 for One-Time Potassium Turf Treatment**
Amount: \$1,450
- E. **Steadfast Environmental, LLC Second Amendment to Agreement for Pond Maintenance Services, for ponds 9 -13 in Phases 2A and 2B**
Amount: \$7,440

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Ratification Items 6A through 6E, as listed, were ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

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

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the August 7, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Dugan stated he will send a follow-up email confirming that he received all the documents necessary to complete the District's acquisition of the Phase 2 improvements. The acquired value of the improvements is slightly over \$5.5 million.

B. District Engineer: Clearview Land Design P.L.

There was no report.

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

• FY2026 Insurance Property Schedule

This item was included for informational purposes.

Discussion ensued regarding the Property Schedule, whether Hollow Park will be managed and maintained by the CDD or the HOA, reassigning the plat post construction, the dog park and if the benches will be insured.

• NEXT MEETING DATE: November 6, 2025 at 11:00 AM

○ QUORUM CHECK

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

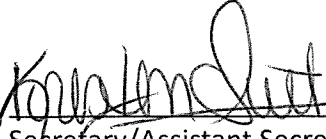
Public Comments


No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the meeting adjourned at 11:21 a.m.


Secretary/Assistant Secretary


~~Chair/Vice Chair~~ Asst. secretary