

Vida's Way Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://vidaswaycdd.net/>

April 30, 2026

Board of Supervisors
Vida's Way Community Development District

Dear Board Members:

The Board of Supervisors of the Vida's Way Community Development District will hold a Regular Meeting on May 7, 2026 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Connor Gallagher [Seat 4]
4. Consideration of Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
 - Administration of Oath of Office (*the following to be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2026-04, Electing and Removing Officers of the District and Providing for an Effective Date
6. Presentation of Amended and Restated Master Engineer's Report, dated March 31, 2026
7. Presentation of B1 Expansion Parcel Master Special Assessment Methodology Report, dated May 7, 2026
8. Presentation of Preliminary Third Supplemental Special Assessment Methodology Report, dated May 7, 2026

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Note: Meeting Location

9. Consideration of Resolution 2026-05, Authorizing the Issuance of Not Exceeding \$5,000,000 Vida's Way Community Development District, Special Assessment Bonds, Series 2026 (Assessment Area Three) (the "Bonds") to Finance Certain Public Infrastructure Within Assessment Area Three 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 Third 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
10. Consideration of Resolution 2026-06, Designating a Date, Time and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes, as a Result of Expansion of the District's Boundaries; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date
11. Consideration of Resolution 2026-07, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to Be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to Be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Paid; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution
12. Consideration of Resolution 2026-08, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Land Recently Added Within the Boundaries of the Vida's Way Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes
13. Consideration of Resolution 2026-09, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

14. Consideration of Resolution 2026-10, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Providing for Severability and an Effective Date [Seats 3, 4 & 5]
15. Consideration of Resolution 2026-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
16. Consideration of Resolution 2026-12, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Rules of Procedure
17. Consideration of Resolution 2026-13, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date
18. Consideration of Pulte Home Company, LLC Reimbursement Agreement for Street Lighting Deposit
19. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 – September 30, 2025 [Posted]
 - 2025 Public Facilities Report/Annual Inspection Report
 - B. October 1, 2025 - September 30, 2026
20. Consideration of FMSbonds, Inc. Rule G-17 Disclosure Letter
21. Ratification Items
 - A. Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement
 - B. Legacy Phase 2B Plat
 - C. Pine Lake Services, LLC First Amendment to Agreement for Landscape and Irrigation Maintenance Services
 - D. Pine Lake Services, LLC Items
 - I. Proposal #7612 Property Wide Plant Replacements
 - II. Proposal #6728 One-Time Potassium Turf Treatment
 - III. Proposal #6880 Fall Annuals Rotation
 - IV. Proposal #7109 Seasonal Mulch Application

- V. Proposal #7268 Phase 2 Plant Replacements

- VI. Proposal #7067 Dead/Missing Plant Replacements
- VII. Proposal #7884 Mainline Repair
- VIII. Invoice #8885 Entry Island Juniper to Muhly
- IX. Work Authorization No. 1 – Landscape Maintenance Services
- X. Work Authorization No. 2 – Landscape Maintenance Services

- E. Pulte Home Company, LLC Agreements
 - I. Easement Agreement
 - II. Funding Agreement for Landscape Installation

- F. Steadfast Alliance Agreement for Quarterly Pond Fountain Cleaning & Maintenance Services

- G. Wastehound Solutions Limited Liability Company d/b/a Doody Calls Addendum to Proposal for Dog Waste Station Maintenance Services

- H. Notice of Boundary Amendment

- 22. Acceptance of Unaudited Financial Statements as of March 31, 2026

- 23. Approval of November 6, 2025 Regular Meeting Minutes

- 24. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Clearview Land Design P.L.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - UPCOMING MEETINGS
 - June 4, 2026 at 11:00 AM
 - July 2, 2026 at 11:00 AM
 - QUORUM CHECK

SEAT 1	RAY APONTE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BRADY LEFERE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JENNA WALTERS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MELISA SGRO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 25. Board Members' Comments/Requests

26. Public Comments

27. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802 or Jordan Lansford at (760) 918-6014.

Sincerely,



Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 943 865 3730