

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/>

July 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 Public Hearings and a Regular Meeting on August 6, 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. 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
4. Consideration of Resolution 2026-14, Electing and Removing Officers of the District and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-17, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date

ATTENDEES:

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

6. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2026/2027, Pursuant to Florida Law
 - A. Affidavit of Publication
 - B. Mailed Notice to Property Owners
 - C. Consideration of Resolution 2026-18, Providing for Funding for the FY 2027 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
7. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2026-19, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
8. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Grau & Associates
 - A. Consideration of Resolution 2026-20, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
9. Consideration of Pulte Home Company, LLC Agreements for Fiscal Year 2026/2027
 - A. Direct Collection of Special Assessments
 - B. Deficit Funding Agreement
10. Ratification Items
 - A. Policies for Use of Ponds and Other Stormwater Management Facilities [Fishing]
 - B. Pine Lake Services, LLC Proposals/Invoices
 - I. #8476 [African Iris Replacements]
 - II. #9109 [Adding Heads and Pipe for Sod]
 - III. Invoice No. 10542 [Median Sod]
 - C. Steadfast Alliance Estimates
 - I. Front Fountain Repair
 - II. Amenity Fountain Repair

11. Acceptance of Unaudited Financial Statements as of June 30, 2026
12. Approval of June 16, 2026 Public Hearings and Regular Meeting Minutes
13. 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

- September 3, 2026 at 11:00 AM
- October 1, 2026 at 11:00 AM

- QUORUM CHECK

SEAT 1	RAY APONTE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	BRADY LEFERE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JENNA WALTERS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	MELISA SGRO	☐ IN PERSON	☐ PHONE	☐ NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

14. Board Members' Comments/Requests
15. Public Comments
16. Adjournment

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

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