MINUTES OF MEETING
DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

An Organizational Meeting of the Del Webb Sunchase Community Development District was held on November 20, 2024, immediately following the Landowners' Meeting scheduled to commence at 10:00 a.m., at the Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219.

Present were:

Brady Lefere	Chair
Ray Aponte	Vice Chair
Melisa Sgro	Assistant Secretary
Kat Lawler	Assistant Secretary
Alex Malecki	Assistant Secretary

Also present:

Kristen Suit	District Manager
Clif Fischer	Wrathell, Hunt and Associates (WHA)
Kate John (via telephone)	District Counsel
Chris Fisher (via telephone)	Interim District Engineer
Steve Sanford (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Suit called the meeting to order at 10:15 a.m. and stated that the Landowners' Election was held just prior to this meeting. The Landowners' Election results were as follows:

Seat 1	Brady Lefere	141 votes	4-Year Term
Seat 2	Ray Aponte	141 votes	4-Year Term
Seat 3	Kat Lawler	139 votes	2-Year Term
Seat 4	Melisa Sgro	139 votes	2-Year Term
Seat 5	Alex Malecki	139 votes	2-Year Term

Supervisors-Elect Lefere, Aponte, Lawler, Sgro and Malecki were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Elected Board of Supervisors (the following will also be provided in a separate package)**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Brady Lefere, Mr. Ray Aponte, Ms. Kat Lawler, Ms. Melisa Sgro and Mr. Alex Malecki. She provided and explained the following:

A. Update: Required Ethics Training and Form 1 Disclosure Filing

B. Board Membership, Obligations and Responsibilities

C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees 2023

D. Chapter 190, Florida Statutes

E. Form 8B: Memorandum of Voting Conflict

Ms. Suit discussed the Sunshine Law, use of email, public records requests, Form 1 filings and conflicts of interest. Ms. John will email her and Ms. Willson's contact information to the Board Members. She encouraged Board Members to contact her firm with any questions.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-01.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-02. The Landowners' Election results stated during the First Order of Business will be inserted into Sections 1 and 2 of the Resolution.

> **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-03, Electing Certain Officers of the District, and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-03. Mr. Aponte nominated the following:

Chair	Brady Lefere
Vice Chair	Ray Aponte
Secretary	Craig Wrathell
Assistant Secretary	Melisa Sgro
Assistant Secretary	Kat Lawler
Assistant Secretary	Alex Malecki
Assistant Secretary	Kristen Suit
Assistant Secretary	Clifton Fischer
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

> **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-03, Electing, as nominated, Certain Officers of the District, and Providing for an Effective Date, was adopted.**

ORGANIZATIONAL ITEMS

SEVENTH ORDER OF BUSINESS **Consideration of the Following Organizational Items:**

A. Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Ms. Suit presented Resolution 2025-04 and the Fee Schedule and Management Agreement. Wrathell, Hunt and Associates, LLC (WHA) will charge a discounted Management Fee of $2,000 per month until bonds are issued.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-04, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

B. Resolution 2025-05, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date

- **Fee Agreement: Kutak Rock LLP**

Ms. Suit presented Resolution 2025-05, the Kutak Rock LLP Attorney Retainer Agreement and the Retention and Fee Agreement.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-05, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.

C. Resolution 2025-06, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Ms. Suit presented Resolution 2025-06.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-06, Designating Craig Wrathell as Registered Agent and 2300 Glades Road, Suite 401W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

D. Resolution 2025-07, Appointing an Interim District Engineer for the Del Webb Sunchase Community Development District, Authorizing Its Compensation and Providing for an Effective Date

- **Interim Engineering Services Agreement: Clearview Land Design**

Ms. Suit presented Resolution 2025-07 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-07, Appointing an Interim District Engineer for the Del Webb Sunchase Community Development District, Authorizing Its Compensation and Providing for an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Ms. Suit presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Request for Qualifications for Engineering Services, the Competitive Selection Criteria, and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Board Members declined compensation.

G. Resolution 2025-08, Designating the Primary Administrative Office and Principal Headquarters of the District; and Providing an Effective Date

Ms. Suit presented Resolution 2025-08.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-08, Designating 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Primary Administrative Office and a location within Manatee County, Florida as Principal Headquarters of the District; and Providing an Effective Date, was adopted.

H. Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date

Ms. Suit presented Resolution 2025-09. The following will be inserted :

Section 1: Insert “Del Webb Bayview Driftwood Club, 8810 Barrier Coast Trail, Parrish, Florida 34219”

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-09, Designating Del Webb Driftwood Club, 8810 Barrier Coast Trail, Parrish, Florida 34219 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

I. Resolution 2025-10, Setting Forth the Policy of the Del Webb Sunchase Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers and Staff; and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Ms. Suit presented Resolution 2025-10.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-10, Setting Forth the Policy of the Del Webb Sunchase Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, Officers and Staff; and Providing for an Effective Date, was adopted, and authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

J. Resolution 2025-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Ms. Suit presented Resolution 2025-11.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-11, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

K. Resolution 2025-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date

Ms. Suit presented Resolution 2025-12. Documents are generally retained in perpetuity.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-12, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

L. Resolution 2025-13, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-13.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2025-13, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

M. Resolution 2025-14, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Del Webb Sunchase Community Development District and Providing for an Effective Date

Ms. Suit presented Resolution 2025-14.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-14, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the Del Webb Sunchase Community Development District and Providing for an Effective Date, was adopted.

N. Authorization of Request for Proposals (RFP) for Annual Audit Services

Ms. Suit presented the RFP For Annual Audit Services and Evaluation Criteria.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Request for Proposals for Annual Auditing Services, the Auditor Selection Evaluation Criteria, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, were approved.

O. Strange Zone, Inc., Quotation #M24-1035 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Ms. Suit presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Strange Zone, Inc., Quotation #M24-1035 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of $1,679.99, was approved.

P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Ms. Suit presented the ADA Site Compliance proposal.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of $210 annually, was approved.

Q. Resolution 2025-15, 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

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Ms. Suit presented Resolution 2025-15.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-15, to Designate Date, Time and Place of January 22, 2025 at 10:00 a.m., at Del Webb Driftwood Club Conference Room, 8810 Barrier Coast

Trail, Parrish, Florida 34219, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

R. Resolution 2025-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

S. Resolution 2025-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Ms. Suit presented Resolution 2025-17.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-17, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

T. Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Suit presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the District, which explains how the goals will be met.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

BANKING ITEMS

EIGHTH ORDER OF BUSINESS **Consideration of the Following Banking Items:**

A. Resolution 2025-18, Designating a Public Depository for Funds of the District; and Providing an Effective Date

Ms. Suit presented Resolution 2025-18.

On MOTION by Ms. Fernandez and seconded by Ms. Ricciardi, with all in favor, Resolution 2025-18, Designating Truist Bank as a Public Depository for Funds of the District; and Providing an Effective Date, was adopted.

B. Resolution 2025-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Ms. Suit presented Resolution 2025-19. Funding requests will be sent to Mr. Lefere.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

C. Resolution 2025-20, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

Ms. Suit presented Resolution 2025-20.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-20, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

BUDGETARY ITEMS

NINTH ORDER OF BUSINESS **Consideration of the Following Budgetary Items:**

A. Resolution 2025-21, Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date

Ms. Suit presented Resolution 2025-21 and the proposed Fiscal Year Fiscal Year 2025 budget, which is Landowner-funded, with expenses funded as they are incurred. It was noted that the budget will likely be amended to include Field Operations.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-21, Approving the Proposed Budget for Fiscal Year 2024/2025 and Setting Public Hearing Thereon Pursuant to Florida Law on January 22, 2025 at 10:00 a.m., at Del Webb Driftwood Club Conference Room, 8810 Barrier Coast Trail, Parrish, Florida 34219, and Providing for an Effective Date, was adopted.

B. Fiscal Year 2024/2025 Budget Funding Agreement

Ms. Suit presented the Budget Funding Agreement.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Fiscal Year 2024/2025 Budget Funding Agreement, was approved.

C. Resolution 2025-22, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date

Ms. Suit presented Resolution 2025-22.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-22, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes; Providing for an Effective Date, was adopted.

D. Resolution 2025-23, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Ms. Suit presented Resolution 2025-23.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-23, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

E. Resolution 2025-24, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date

Ms. Suit presented Resolution 2025-24.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-24, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

F. Resolution 2025-25, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-25.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-25, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

G. Resolution 2025-26, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

Ms. Suit presented Resolution 2025-26.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-26, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Consideration of E- Verify Memo with MOU

Ms. Suit presented the E-Verify Memo related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and the requirement for the District to enroll with E-Verify and enter into a Memorandum of Understanding (MOU) with E-Verify.

> **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum, and authorizing enrollment and utilization of the E-Verify program, was approved.**

I. Resolution 2025-27, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-27.

> **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-27, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

BOND FINANCING ITEMS

TENTH ORDER OF BUSINESS **Consideration of the Following Bond Financing Related Items:**

A. Bond Financing Team Funding Agreement

Ms. Suit presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Bond Financing Team Funding Agreement, was approved.

B. Engagement of Bond Financing Professionals

Ms. Suit presented the following:

I. Underwriter/ Investment Banker: FMSbonds, Inc.

II. Bond Counsel: Greenberg Traurig

III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the FMSbonds, Inc. Agreement for Underwriting Services & Rule G-17 Disclosure; the Greenberg Traurig Engagement Letter to serve as Bond Counsel; and the US Bank Trust Company, N.A. Engagement Letter to serve as Trustee, Paying Agent and Registrar, were approved.

C. Resolution 2025-28, 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; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Ms. Suit presented Resolution 2025-28.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-28, Designating a Date, Time, and Location of January 22, 2025 at 10:00 a.m., at Del Webb Driftwood Club Conference Room, 8810 Barrier Coast Trail, Parrish, Florida 34219 for 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; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Fisher presented the Master Engineer's Report dated November 2024 and noted the following:

- Phase I of construction will consist of approximately 141 acres and 349 single family lots.
- The Capital Improvement Plan (CIP) will include the stormwater management system, roadway improvements, stormwater runoff, water and wastewater utilities, hardscape, landscape and irrigation, off-site improvements and undergrounding of electrical utility lines.
- No earthwork or transportation costs used to develop the private lots will be included in the CIP.
- The roadways will be owned and maintained by the HOA.
- Incremental costs to underground electrical utility lines are included in the CIP but streetlights will be leased and funded through an annual Operations and Maintenance (O&M) assessment.
- The overall estimated project cost to the CDD for Phase I construction is just over $17 million, with the potential for the Expansion Parcel to equal approximately another $23.4 million.

It was noted that CDD funds will likely not be utilized for "Landscape, Hardscape" and the Estimated Project Costs includes those potential costs. Ms. John stated that it is acceptable to include these potential costs in Table 5.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Engineer's Report dated November 2024, in substantial form, was approved.

E. Presentation of Master Special Assessment Methodology Report

Ms. Suit presented the Master Special Assessment Methodology Report dated November 20, 2024. She reviewed the Appendix Tables and noted the following:

- The Development Plan anticipates 349 residential dwelling units in Phase 1, 312 residential dwelling units in Phase 2 and 342 residential dwelling units in Phase 3, for a total of 1,003 units.
- The Project Costs for the Current District Costs are $16,854,274 and the Expansion Parcel Costs are $22,792,840. Total Costs are $39,647,114.

- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is $55,675,000 to finance estimated total CIP costs of $39,647,114.

Mr. Sanford stated that he asked for a footnote to be added to indicate that the total amount includes the expansion parcels.

It was noted that three separate bond issuances are anticipated.

On MOTION by Mr. Lefere and seconded by Mr. Aponte with all in favor, the Master Special Assessment Methodology Report dated November 20, 2024, in substantial form, was approved.

F. Resolution 2025-29, Declaring Special Assessments; Indicating the Location, Nature and 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

Ms. Suit presented Resolution 2025-29 and read the title.

Ms. John noted that Section 4 of the Resolution will be updated to reflect the most recently circulated Estimate of Project Costs included in the Engineer’s Report, which includes the differential cost of undergrounding and increases the total to $17,178,146.44, subject to the District Engineer’s approval and pending any other edits by the Financing Team or the District Engineer. Section 5 will be updated to include the amount of $19,327,562.27, subject to confirmation from the Assessment Consultant. Approval will be requested in substantial form.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-29, Declaring Special Assessments; Indicating the Location, Nature and 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, in substantial form, was adopted.

G. Resolution 2025-30, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Del Webb Sunchase Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes

The Board and Staff discussed the bond validation timeline. It is anticipated that the bond validation hearing will be held in early February 2025.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-30, Setting a Public Hearing on January 22, 2025 at 10:00 a.m., at Del Webb Driftwood Club Conference Room, 8810 Barrier Coast Trail, Parrish, Florida 34219, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the Del Webb Sunchase Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

H. Resolution 2025-31, Authorizing the Issuance of Not to Exceed $55,955,000 Aggregate Principal Amount of Del Webb Sunchase Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition and Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Stormwater Management and Control Facilities, Including, But Not Limited To, Related Earthwork; Water, Sewer and Reclaimed Water Systems Including any Connection Fees; Offsite Roadway Improvements Including Any Impact Fees; Landscaping, Hardscaping and Irrigation in Public Rights of Way; Differential Costs of Undergrounding Electric Utilities; and All Related Incidental Costs and Fees (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture and Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Del Webb Sunchase Community Development District (Except as Otherwise Provided Herein), Manatee County, Florida, the State of Florida or of Any Other Political Subdivision Thereof, But

Shall Be Payable Solely From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject To Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters

Mr. Sanford presented Resolution 2025-31, which accomplishes the following:

- Authorizes validation of bonds in an amount not to exceed $55,955,000.
- Approves the form of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company, National Association, as the Trustee.
- Approves the Capital Improvement Program.
- Allows District Counsel to file the bond validation complaint.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-31, Authorizing the Issuance of Not to Exceed $55,955,000 Aggregate Principal Amount of Del Webb Sunchase Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Design, Acquisition and Construction Costs of Certain Public Infrastructure Improvements, Including, But Not Limited to, Stormwater Management and Control Facilities, Including, But Not Limited To, Related Earthwork; Water, Sewer and Reclaimed Water Systems Including any Connection Fees; Offsite Roadway Improvements Including Any Impact Fees; Landscaping, Hardscaping and Irrigation in Public Rights of Way; Differential Costs of Undergrounding Electric Utilities; and All Related Incidental Costs and Fees (Collectively, the "Project"), Pursuant to Chapter 190, Florida Statutes, as Amended; Providing for the Appointment of a Trustee; Approving the Form and Authorizing the Execution and Delivery of a Master Trust Indenture and Supplemental Trust Indenture in Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of the Del Webb Sunchase Community Development District (Except as Otherwise Provided Herein), Manatee County, Florida, the State of Florida or of Any Other Political Subdivision Thereof, But Shall Be Payable Solely From Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject To Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

PROJECT ITEMS

ELEVENTH ORDER OF BUSINESS **Consideration of the Following Project Related Items:**

Ms. John presented the following:

A. Acquisition Agreement

> **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Acquisition Agreement, was approved.**

B. Temporary Construction Easement

This item was tabled.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Ms. John requested authorization to file the bond validation complaint.

> **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, authorizing the filing of the Bond Validation Complaint, was approved.**

B. District Engineer (Interim): Clearview Land Design

There was no report.

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

The next Board Meeting will be held on January 22, 2025 at 10:00 a.m.

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

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

> **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the meeting adjourned at 11:09 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair