

**MINUTES OF MEETING
DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT**

The Del Webb Sunchase Community Development District held Public Hearings and a Regular Meeting on January 22, 2025 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
Ray Aponte
Melisa Sgro
Kat Lawler

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Kate John (via telephone)
Alyssa Willson (via telephone)
Chris Fisher (via telephone)

District Manager
District Counsel
Kutak Rock LLP
Interim District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:02 a.m.

Supervisors Lefere, Aponte, Lawler and Sgro were present. Supervisor Malecki was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and

Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

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

A. Affidavit/Proof of Publication

Ms. Suit distributed this item for informational purposes.

No members of the public or affected property owners spoke.

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

B. Consideration of Resolution 2025-32, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Del Webb Sunchase Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-32.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-32, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Del Webb Sunchase Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of

**Special Assessments Relating to the
Financing and Securing of Certain Public
Improvements**

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

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

These items were included for informational purposes.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, had no questions and made no changes.

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

C. Engineer's Report (for informational purposes)

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

- The first phase of the project will consist of approximately 141 acres.
- 349 single family lots are anticipated.
- The improvements will include water and sewer, reclaimed water and stormwater facilities.
- Roadways internal to the subdivision will be privately owned and maintained by the HOA and have been excluded from the Capital Improvement Plan (CIP).
- Landscaping and hardscaping will benefit the CDD.

- The project costs are currently estimated at \$16,854,274.44.

Mr. Lefere stated the Phase 1 lot count is correct; the total lot count is currently 1,003.

Ms. John stated that the cost differential for undergrounding, discussed at the last meeting, was added to the Report.

The following questions were posed and answered:

Ms. John: Based on your experience, are the cost estimates in your Engineer's Report reasonable and proper?

Mr. Fisher: They are.

Ms. John: And do you have any reason to believe the project cannot be carried out by the District?

Mr. Fisher: We do not.

D. Master Special Assessment Methodology Report (for informational purposes)

Ms. Suit presented the Master Special Assessment Methodology Report dated November 20, 2024. She noted that language was added to Section 3.2 to include the differential cost of undergrounding electric.

Mr. Lefere stated that these costs represent the maximum potential costs.

Ms. Willson stated the Tables show the costs as the CDD currently exists, as well as the potential scope for the Expansion Area CIP, which will allow the CDD to validate the maximum CIP including the Expansion Area. The assessments currently being levied are only over the area within the CDD, as it exists today. An additional assessment process will be required should those additional areas be brought into the CDD, related to the Expansion Parcels.

Ms. Suit reviewed the Appendix Tables. She noted the following:

- Phase 1 includes 349 units, Phase 2 includes 312 anticipated expansion units and Phase 3 includes 342 anticipated expansion units, for a total number of 1,003 units.
- Anticipated Current District Costs are estimated at \$16,854,274 and Expansion Parcel Costs are estimated at \$22,792,840. Total Costs are estimated at \$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 the estimated total amount of \$39,647,114.

The following questions were posed and answered:

Ms. John: In your professional opinion, do the lands subject to the assessments receive special benefits from the District's Improvement Plan?

Ms. Suit: Yes.

Ms. John: In your professional opinion, are the special assessments reasonably apportioned among the lands subject to the special assessments?

Ms. Suit: Yes.

Ms. John: In your professional opinion, is it reasonable, proper and just to assess the cost of the project against the lands in the District in accordance with your Methodology, which results in the special assessments set forth on the final assessment roll?

Ms. Suit: Yes.

Ms. John: Is it your opinion that the special benefits the lands will receive, as set forth in the final assessment roll, will be equal to or in excess of the special assessments thereon when allocated as set forth in the Methodology?

Ms. Suit: Yes.

Ms. John: And is it your opinion that it is in the best interest of the District that the special assessments be paid and collected in accordance with the Methodology and the District's Assessment Resolution?

Ms. Suit: Yes.

- E. Consideration of Resolution 2025-33, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

Ms. John presented Resolution 2025-33.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-33, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Revenue Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

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

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

A. Affidavits of Publication

The affidavits of publication were included for informational purposes.

No affected property owners or members of the public spoke.

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

B. Consideration of Resolution 2025-34, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-34, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2024/2025 Budget**

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

A. Affidavit of Publication

Ms. Suit distributed this item for informational purposes.

B. Consideration of Resolution 2025-35, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit presented the proposed Fiscal Year 2025 budget. It is a Landowner-funded, administrative only budget, with expenses funded as they are incurred. Field operations can be added to the budget and the budget can be amended, when appropriate.

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 Mr. Aponte, with all in favor, Resolution 2025-35, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Consideration of Temporary Construction
Easement**

Ms. Willson presented the Temporary Construction Easement.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Temporary Construction Easement, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of 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. Ms. Willson stated the bond validation hearing will be held on February 25, 2025; legally, the end of March would be the earliest date of bond issuance.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2024

Ms. Suit presented the Unaudited Financial Statements as of December 31, 2024.

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Unaudited Financial Statements as of December 31, 2024, were accepted.

TENTH ORDER OF BUSINESS

Approval of Meeting Minutes

Ms. Suit presented the following:

- A. November 20, 2024 Landowners' Meeting**
- B. November 20, 2024 Organizational Meeting Minutes**

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the November 20, 2024 Landowners' Meeting Minutes and the November 20, 2024 Organizational Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP**

Ms. John reiterated that the bond validation hearing will be on February 25, 2025 at 1:30 p.m., via Zoom.

- B. District Engineer (Interim): Clearview Land Design**

Mr. Fisher stated that, as Phase 1A construction nears completion, a Bill of Sale will be compiled.

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

- **NEXT MEETING DATE: TBD**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

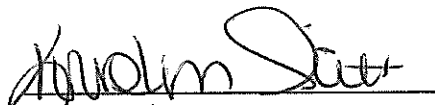
No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

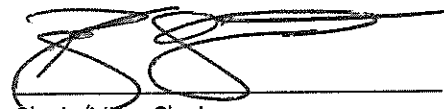
Adjournment

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the meeting adjourned at 10:28 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair