

DRAFT
MINUTES OF MEETING
DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

The Del Webb Sunchase Community Development District held a Special Meeting on March 12, 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:

Ray Aponte
Melisa Sgro
Kat Lawler

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Kate John (via telephone)
Ryan Dugan (via telephone)
Chris Fisher (via telephone)
Steve Sanford (via telephone)

District Manager
District Counsel
Kutak Rock LLP
Interim District Engineer
Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:02 a.m. Supervisors Lefere, Lawler and Sgro were present. Supervisors Aponte and Malecki were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Master Engineer's Report

Mr. Dugan stated the Master Engineer's Report is unchanged since it was last presented. Mr. Aponte stated the Product Table in Section 3 will be modified to reflect the updated total lot count of 1,005; the Phase I lot count of 349 is unchanged.

Mr. Fisher stated the Report notates that future phases and total lot counts are subject to change. Mr. Dugan stated the Report will be updated in advance of the financing.

FOURTH ORDER OF BUSINESS

Presentation of First Supplemental Special Assessment Methodology Report

Ms. Suit presented the Preliminary First Supplemental Special Assessment Methodology Report dated March 12, 2025. She reviewed the pertinent information and discussed the Development Program, Capital Improvement Plan (CIP), Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. She noted the following:

- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$6,385,000 to finance a portion of the CIP costs in the estimated total amount of \$5,768,861.88.

Ms. Suit noted a discrepancy between the text and the table regarding the capitalized interest period. Mr. Aponte stated that capitalized interest might not be utilized; he will advise further in this regard.

- The current development plan envisions a total of 1,003 residential units; this number increased to 1,005 residential units. Phase 1 is anticipated to account for 349 residential units.

It was noted that Table 1 will be updated to reflect the updated unit totals.

Mr. Dugan stated that some minor text changes will be made following the meeting.

On MOTION by Mr. Aponte and seconded by Ms. Lawler, with all in favor, the Preliminary First Supplemental Special Assessment Methodology Report dated March 12, 2025, in substantial form, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-36, Authorizing the Issuance of Not Exceeding \$8,000,000 Del Webb Sunchase Community Development District, Special Assessment Bonds, Series 2025 (Assessment Area One) (the "Bonds") to Finance Certain Public Infrastructure Within or for the Benefit of a Designated Assessment Area Referred to as Assessment Area One Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing 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 Previously Approved with Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First 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. Sanford presented Resolution 2025-36, which accomplishes the following:

- Authorizes making any necessary changes to the Engineer's Report and Methodology Report, in connection with marketing the bonds, without the need for a Special Meeting.
- Sets forth certain the parameters for the Series 2025 bonds, including granting the Chair or Vice Chair the authority to execute a Bond Purchase Contract without the need for a Special Meeting, provided the terms are within the parameters set forth.
- Authorizes the Series 2025 principal amount of bonds not exceeding \$8,000,000.
- Sets forth that the interest rate on the Series 2025 bonds shall not exceed the maximum statutory rate, the principal installments cannot exceed 30 years and the compensation to the Underwriter is 2% of the aggregate face amount of the Series 2025 bonds.
- Approves the forms of Exhibits attached to the Resolution, including the Bond Purchase Contract, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreement and the First Supplemental Trust Indenture.

On MOTION by Mr. Aponte and seconded by Ms. Lawler, with all in favor, Resolution 2025-36, Authorizing the Issuance of Not Exceeding \$8,000,000 Del Webb Sunchase Community Development District, Special Assessment Bonds, Series 2025 (Assessment Area One) (the "Bonds") to Finance Certain Public Infrastructure Within or for the Benefit of a Designated Assessment Area Referred to as Assessment Area One Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing 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 Previously Approved with Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a First 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

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

Ms. Suit presented Resolution 2025-16.

On MOTION by Mr. Aponte and seconded by Ms. Lawler, with all in favor, 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, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2025

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

EIGHTH ORDER OF BUSINESS**Approval of January 22, 2025 Public Hearings and Regular Meeting Minutes**

Ms. John submitted the following changes:

Lines 252 and 277: Change "2024" to "2025"

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the January 22, 2025 Public Hearings and Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Mr. Dugan stated that Ms. John will work with Mr. Aponte and Mr. Fisher regarding acquisition of completed Phase 1 improvements. Mr. Aponte stated good progress is being made on site; he is pleased with the progress and anticipates issuance in May.

B. District Engineer (Interim): Clearview Land Design

There was no report.

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

- **NEXT MEETING DATE: April 7, 2025 at 10:00 AM**
 - **QUORUM CHECK**

The April 7, 2025 meeting will be canceled.

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

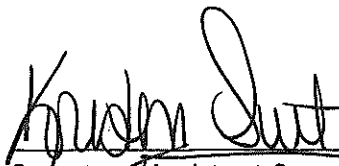
There were no Board Members' comments or requests.

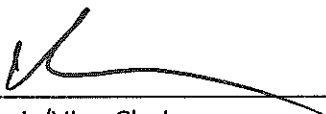
ELEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Aponte and seconded by Ms. Lawler, with all in favor, the meeting adjourned at 10:22 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair