MINUTES OF MEETING
DEL WEBB SUNCHASE
COMMUNITY DEVELOPMENT DISTRICT

The Del Webb Sunchase Community Development District held a Regular Meeting on April 7, 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:

Brady Lefere	Char
Ray Aponte	Vice Chair
Melisa Sgro	Assistant Secretary

Also present:

Kristen Suit	District Manager
Ryan Dugan (via telephone)	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Chris Fisher (via telephone)	Interim District Engineer

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

Ms. Suit called the meeting to order at 10:01 a.m.

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

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2025-37, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying**

and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date [SUPPLEMENTAL ASSESSMENT RESOLUTION SERIES 2025]

Ms. Suit presented Resolution 2025-37 and read the title. Mr. Dugan stated that the Supplemental Assessment Resolution is typical in form for adoption after pricing the bonds.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2025-37, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date [SUPPLEMENTAL ASSESSMENT RESOLUTION SERIES 2025], was adopted.

FOURTH ORDER OF BUSINESS **Consideration of Post-Issuance Compliance and Remedial Action Procedures**

Mr. Dugan explained the purpose of the Post-Issuance Compliance and Remedial Action Procedures, which was prepared by Bond Counsel and is built into the Supplement Trust Indenture.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Post-Issuance Compliance and Remedial Action Procedures, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

A. Affidavit of Publication

B. RFQ Package

C. Respondent: Clearview Land Design, P.L.

D. Competitive Selection Criteria/Ranking

Ms. Suit stated that Clearview Land Design, P.L. met all the requirements of the RFQ for Engineering Services Evaluation Criteria, and, as the sole respondent and current Interim District Engineer, the Board can deem Clearview Land Design, P.L. as the #1 ranked respondent and authorize Staff to execute a contract.

E. Award of Contract

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, deeming the sole respondent, Clearview Land Design, P.L., as the #1 ranked respondent to the RFQ for Engineering Services, awarding the Engineering Services Contact to Clearview Land Design, P.L., and authorizing District Counsel to prepare an Agreement with Clearview Land Design, P.L. and for Staff to implement the Agreement, was approved.

SIXTH ORDER OF BUSINESS Ratification Items

A. Manatee County Nondisclosure Agreement

B. Manatee County Uniform Collection Agreement

C. Acquisition of Completed Phase 1 Improvements

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Manatee County Nondisclosure Agreement, Manatee County Uniform Collection Agreement, and Acquisition of Completed Phase 1 Improvements, were ratified.

SEVENTH ORDER OF BUSINESS Acceptance of Unaudited Financial Statements as of February 28, 2025

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

EIGHTH ORDER OF BUSINESS Approval of March 12, 2025 Special Meeting Minutes

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the March 12, 2025 Special Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Dugan stated that Payout Requisition #1, behind Item 5C, will be submitted to the Trustee after the April 10, 2025 bond closing.

A Board Member asked if Mr. Earlywine spoke to Mr. Kessler about pushing the 90% closed homes in line with the HOA turnover, instead of the 100% closed homes, so that they could recapture the monies for overspending and if the 100% is in this bond issue. Mr. Dugan stated that their conversations are ongoing and these documents reflect the 100% concept.

A Board Member asked how they can get to the desired assessment figure at buildout. Mr. Dugan stated the CDD cannot assess property that is not within its boundaries; a Funding Agreement will be issued for the Developer contribution portion of the phases, which is typically discussed between the CDD and the Developer.

Mr. Dugan reminded the Board he will need notice of when they expect to close on the future phases in order to prepare expedited boundary amendments.

B. District Engineer (Interim): Clearview Land Design

"Interim" will be removed from future agenda.

There was no report.

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

- **NEXT MEETING DATE: May 5, 2025 at 10:00 AM**
  - **QUORUM CHECK**

The May 5, 2025 meeting will be canceled. The next meeting will be on June 2, 2025 at which the proposed Fiscal Year 2026 budget will be presented.

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. Lefere and seconded by Mr. Aponte, with all in favor, the meeting adjourned at 10:18 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair