

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

The Del Webb Sunchase Community Development District held a Regular Meeting and an Audit Committee Meeting on June 12, 2025 at 11:30 a.m. at the Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219.

**Present:**

Brady Lefere  
Melisa Sgro  
Kat Lawler

Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Kristen Suit  
Jordan Lansford  
Ryan Dugan (via telephone)

District Manager  
Wrathell, Hunt and Associates, LLC  
District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:32 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**

**Consideration of Resolution 2025-38,  
Approving Proposed Budget(s) for FY 2026;  
Setting a Public Hearing Thereon and  
Directing Publication; Addressing  
Transmittal and Posting Requirements;  
Addressing Severability and Effective Date**

Ms. Suit presented Resolution 2025-38. She provided and reviewed an updated version of the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This

updated version removes the off-roll future phases that are not yet within the CDD boundaries and adjusts those assessments to the Landowner's contribution.

**On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-38, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon for August 13, 2025 at 11:00 a.m., at the Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219 and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-39, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-39.

**On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-39, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Disclosure of Public Finance (Series 2025)**

Ms. Suit presented the Disclosure of Public Finance for the Series 2025 bonds.

**On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Disclosure of Public Finance for Series 2025 bonds, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-40, Electing Officer(s) of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-40.

Mr. Lefere nominated the following:

Jordan Lansford

Assistant Secretary

No other nominations were made.

The following change was made:

Section 2: Change “Melissa” to “Melisa”

The following prior appointments by the Board remain unchanged by this Resolution:

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

**On MOTION by Mr. Lefere and seconded by Ms. Lawler, with all in favor, Resolution 2025-40, as amended, Electing Officer(s), of the District, as nominated, and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Recess Regular Meeting/Commencement of Audit Selection Committee Meeting**

**On MOTION by Mr. Lefere and seconded by Ms. Lawler, with all in favor, the Regular Meeting recessed and the Audit Selection Committee Meeting commenced.**

**EIGHTH ORDER OF BUSINESS**

**Review of Responses to Request for Proposals (RFP) for Annual Audit Services**

- A. Affidavit of Publication**
- B. RFP Package**

These items were included for informational purposes.

**C. Respondent(s)**

Ms. Suit discussed the qualifications and pricing for each of the following respondents.

**I. Berger, Toombs, Elam, Gaines & Frank**

Bid: \$3,700 for the year ended September 30, 2025; \$5,100 with bond issuance.

**II. Carr, Riggs & Ingram, L.L.C.**

Bid: \$5,500, plus an additional amount up to \$5,000 with bond issuance

**III. Grau & Associates**

Bid: \$3,000 for Fiscal Year 2025, \$31200 for Fiscal Year 2026 and \$3,2200 for Fiscal Year 2027, plus an additional \$1,500 with bond issuance.

**D. Auditor Evaluation Matrix/Ranking**

The Audit Selection Committee jointly scored and ranked the respondents, as follows:

#1	Grau & Associates	100 Points
#2	Berger, Toombs, Elam, Gaines & Frank	96 Points
#3	Carr, Riggs & Ingram, L.L.C.	95 Points

**NINTH ORDER OF BUSINESS**

**Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting**

**On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.**

**TENTH ORDER OF BUSINESS**

**Consider Recommendation of Audit Selection Committee**

**• Award of Contract**

**On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation ranking Grau & Associates, as the #1 ranked respondent to the RFP for Annual Audit Services as the Board’s own, and awarding the Annual Audit Services Contract to Grau & Associates, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2025**

**On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.**

**TWELFTH ORDER OF BUSINESS**

**Approval of April 7, 2025 Regular Meeting Minutes**

The following changes submitted by Mr. Dugan were made:

Line 85: Change “Sanchez” to “Suit”

Line 131: Change “90%” to “100%”

Lines 131 through 132: Delete: “It was noted keeping it at 100% is the safest approach to getting their money back”

Lines 133 through 134: Delete: “asked Mr. Dugan to keep this in mind when working on the River Reserve Phases I and II documents. He”

**On MOTION by Mr. Lefere and seconded by Ms. Lawler, with all in favor, the April 7, 2025 Regular Meeting Minutes, as amended, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Clearview Land Design**

There were no District Counsel or District Engineer reports.

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

- **UPCOMING MEETINGS**
  - **July 7, 2025 at 10:00 AM**
  - **August 4, 2025 at 10:00 AM**
- **QUORUM CHECK**

The July 7, 2025 and August 4, 2025 meetings will be canceled.

**FOURTEENTH ORDER OF BUSINESS**

**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

**FIFTEENTH ORDER OF BUSINESS**

**Public Comments**

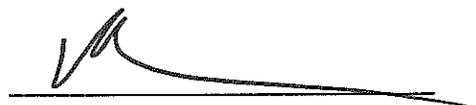
No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Lefere and seconded by Ms. Lawler, with all in favor, the meeting adjourned at 11:43 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair