

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

The Del Webb Sunchase Community Development District held Public Hearings and a Regular Meeting on September 3, 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.

Present:

Brady Lefere
Melisa Sgro
Kat Lawler

Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Jordan Lansford
Ryan Dugan (via telephone)
Kate John (via telephone)
Chris Fischer (via telephone)

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
Kutak Rock LLP
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:00 a.m. Supervisors Lefere, Sgro and Lawler were present. Supervisors Aponte and Malecki were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-41, Amending Resolution 2025-38 to Reset the Date, Time, and Location of the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Ms. Lawler and seconded by Ms. Sgro, with all in favor, Resolution 2025-41, Amending Resolution 2025-38 to Reset the Date, Time, and Location of the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026 to September 3, 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, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH 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.

It was noted that the title of this agenda should state "2025/2026" rather than "2024/2025". The Resolution and proposed Fiscal Year 2026 budget in the agenda is correct.

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-42, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-42 and the proposed Fiscal Year 2026 budget, which now includes Field Operations costs.

No affected property owners or members of the public were present.

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

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-42, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments**

to Fund the Budget for Fiscal Year
2025/2026, Pursuant to Florida Law

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

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

C. Consideration of Resolution 2025-43, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

No affected property owners or members of the public were present.

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 Ms. Sgro, with all in favor, Resolution 2025-43, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2025/2026
Deficit Funding Agreement

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Fiscal Year 2025/2026 Deficit Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement Regarding the
Direct Collection of Special Assessments
for Fiscal Year 2025/2026

This item was not necessary so it was not considered.

DEL WEBB SUNCHASE CDD
EIGHTH ORDER OF BUSINESS

September 3, 2025

Consideration of Resolution 2025-44, Recognizing Satisfaction of Contributions for the 2025 Assessments; Provide Additional Authorization; Providing for Severability, Conflicts, and an Effective Date

Mr. Duggan presented Resolution 2025-44. This Resolution states that the District recognizes and declares that the Developer satisfied its 2025 contribution obligation in relation to the 2025 bonds and assessments.

On MOTION by Ms. Sgro and seconded by Ms. Lawler, with all in favor, the Resolution 2025-44, Recognizing Satisfaction of Contributions for the 2025 Assessments; Provide Additional Authorization; Providing for Severability, Conflicts, and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2025

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

ELEVENTH ORDER OF BUSINESS

Approval of June 12, 2025 Regular Meeting and Audit Committee Meeting Minutes

On MOTION by Ms. Lawler and seconded by Ms. Sgro, with all in favor, the June 12, 2025 Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

TWELFTH 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

- **NEXT MEETING DATE: October 6, 2025 at 10:00 AM**

- **QUORUM CHECK**

The October 6, 2025 meeting will be canceled.

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

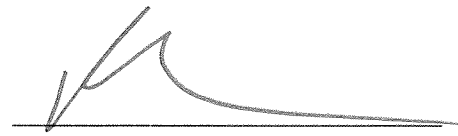
Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair