

**KENTON  
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Kenton Community Development District was held on February 7, 2025, immediately following the adjournment of the Landowners' Meeting, scheduled to commence at 11:00 a.m., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

**Present:**

Michel Regignano  
Joseph Rosati  
Michaela Rosati

Chair  
Vice Chair  
Assistant Secretary

**Also present:**

Chuck Adams  
Jere Earlywine (via telephone)  
Pedro Hernandez (via telephone)  
Roy Abrams (via telephone)

District Manager  
District Counsel  
Bond Counsel  
Landowner/Developer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:08 a.m. Supervisors-Elect Mr. Michel Regignano, Mr. Joseph Rosati and Ms. Michaela Rosati were present. Supervisors-Elect Ms. Huda Ben-Ghuzzi and Mr. John Fedele were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**PART 1: GENERAL DISTRICT ITEMS**

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Board of Supervisors (the following will be provided in a separate package)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Michel Regignano, Joseph Rosati and Michaela Rosati.

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**

**C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees 2023**

**D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

Mr. Adams and Mr. Earlywine explained the Sunshine Law, which prohibits Board Members from discussing any CDD business or potential CDD business with each other outside of a noticed public meeting by any means, including in-person, phone, internet, email, social media and via intermediaries. They discussed the required ethics training, submission of Form 1, recordkeeping, public records requests and law, ethics laws and voting conflicts.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-01.

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-01, Ratifying the Actions of the District Manager and District Staff in Noticing the Landowners' Meeting; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-02. The Landowners' Election results, which will be inserted into Sections 1 and 2 of the Resolution, were as follows:

Seat 1	John Fedele	115 votes	2-year Term
Seat 2	Michel Regignano	120 votes	4-year Term
Seat 3	Joseph Rosati	120 votes	4-year Term
Seat 4	Michaela Rosati	115 votes	2-year Term

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2025-03,  
Electing Certain Officers of the District, and  
Providing for an Effective Date**

Mr. Adams presented Resolution 2025-03. Mr. Rosati nominated the following slate:

Chair	Michel Regignano
Vice Chair	Joseph Rosati
Secretary	Chuck Adams
Assistant Secretary	Michaela Rosati
Assistant Secretary	John Fedele
Assistant Secretary	Huda Ben-Ghuzzi
Assistant Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-03, Electing Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**PART 2: CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)****ORGANIZATIONAL ITEMS****SEVENTH ORDER OF BUSINESS****Consideration of the Following Consent  
Agenda Organizational Items:**

- A. Resolution 2025-04, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**

- **Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**
- B. Resolution 2025-05, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**
  - **Fee Agreement: Kutak Rock LLP**
- C. Resolution 2025-06, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**
- D. Resolution 2025-07, Appointing an Interim District Engineer for the Kenton Community Development District, Authorizing Its Compensation and Providing for an Effective Date**
  - **Interim Engineering Services Agreement: WRA Engineering, LLC**
- E. Authorization of Request for Qualifications (RFQ) for Engineering Services**
- F. Board Member Compensation: 190.006 (8), F.S.**

The Board Members declined compensation.
- G. Resolution 2025-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date**
- H. Resolution 2025-09, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date**
  - **Authorization to Obtain General Liability and Public Officers' Insurance**
- I. Resolution 2025-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**
- J. Resolution 2025-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**
- K. Resolution 2025-12, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

- L. Resolution 2025-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment for the District; and Providing for an Effective Date**
- M. Authorization of Request for Proposals (RFP) for Annual Audit Services**
  - **Designation of Board of Supervisors as Audit Committee**
- N. Strange Zone, Inc., Quotation #M25-0005 for District Website Design, Maintenance and Domain Web-Site Design Agreement**
- O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**
- P. Resolution 2025-14, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**
- Q. Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

**BANKING ITEMS**

**EIGHTH ORDER OF BUSINESS**

**Consideration of the following Consent Agenda Banking Items:**

- A. Resolution 2025-15, Directing the District Manager to Establish a Local Bank Account and Appoint Signors on the Account; and Providing an Effective Date**
- B. Resolution 2025-16, Authorizing the District Manager or Treasurer to Execute the Public Depositor Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date**

**BUDGETARY ITEMS**

**NINTH ORDER OF BUSINESS**

**Consideration of the following Consent Agenda Budgetary Items:**

- A. Fiscal Year 2024/2025 Budget Funding Agreement**
- B. Resolution 2025-17, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**
- C. Resolution 2025-18, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without**

Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

- D. Resolution 2025-19, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date
- E. Resolution 2025-20, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
- F. Resolution 2025-21, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, the Consent Agenda Items listed in the Seventh, Eighth and Ninth Orders of Business, were approved and/or ratified and/or accepted.

**PART 3: NON-CONSENT AGENDA (ORGANIZATIONAL ITEMS, BANKING ITEMS & BUDGETARY ITEMS)**

**ORGANIZATIONAL ITEMS**

**TENTH ORDER OF BUSINESS**

Consideration of the Following Non-Consent Agenda Organizational Items:

- A. Resolution 2025-22, Designating the Location of the Local District Records Office and Providing an Effective Date  
This item was deferred.
- B. Resolution 2025-23, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices of Rule Development and Rulemaking

Mr. Adams presented Resolution 2025-23 and the accompanying Exhibits.

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-23, to Designate April 4, 2025 at 11:00 a.m., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

**C. Resolution 2025-24, 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**

The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATES: May 2, 2025; June 6, 2025; July 4, 2025, August 1, 2025 and September 5, 2025

TIME: 11:00 AM

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-24, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.**

**BANKING ITEMS**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of the Following Non-Consent Agenda Banking Item:**

**A. Resolution 2025-25, Designating a Public Depository for Funds of the District and Providing an Effective Date**

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-25, Designating Truist Bank as a Public Depository for Funds of the District and Providing an Effective Date, was adopted.**

**BUDGETARY ITEMS**

**TWELFTH ORDER OF BUSINESS**

**Consideration of the following Non-Consent Agenda Budgetary Items:**

**A. Resolution 2025-26, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Severability; and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-26. He reviewed the proposed Fiscal Year 2025 budget, which is a partial-year, Developer-funded budget, with expenses funded as incurred.

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-26, Approving a Proposed Budget for Fiscal Year 2024/2025**

and Setting a Public Hearing Thereon Pursuant to Florida Law on May 2, 2025 at 11:00 a.m., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544; Addressing Severability; and Providing for an Effective Date, was adopted.

- B. Resolution 2025-27, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-27.

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-27, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of the District's Infrastructure Improvements as Provided in the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date, was adopted.

#### **PART 4: BOND FINANCING & PROJECT RELATED MATTERS**

##### **FINANCING RELATED MATTERS**

##### **THIRTEENTH ORDER OF BUSINESS**

Consideration of the following Bond Financing Related Items:

- A. Bond Financing Team Funding Agreement

Mr. Adams presented the Bond Financing Team Funding Agreement.

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, the Bond Financing Team Funding Agreement, was approved.**

**B. Engagement of Bond Financing Professionals**

**I. Underwriter/Investment Banker: FMSbonds, Inc**

Mr. Adams presented the FMSbonds, Inc., Agreement for Underwriter Services and Rule G-17 Disclosure Letter.

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, the FMSbonds, Inc, Agreement for Underwriter Services and Rule G-17 Disclosure Letter, was approved.**

**II. Bond Counsel: Squire Patton Boggs (US) LLP**

Mr. Hernandez presented the Squire Patton Boggs (US) LLP Engagement Letter.

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, the Squire Patton Boggs (US) LLP Engagement Letter for Bond Counsel Services, was approved.**

**III. Trustee, Paying Agent and Registrar: US Bank Trust Company, N.A.**

Mr. Adams presented the US Bank Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar.

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, the US Bank Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar, was approved.**

**C. Resolution 2025-28, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-28. This Resolution enables placement of the assessments on the tax bill utilizing the services of the Property Appraiser and Tax Collector.

Discussion ensued regarding the timeframe for bond issuance and costs of issuance paid from bond proceeds. Mr. Adams will email the anticipated operating budget to Mr. Abrams.

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-28, Designating a Date, Time, and Location of May 2, 2025 at 11:00 a.m., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

- **Resolution 2025-23, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

**Discussion of this item, previously Item 10B, resumed.**

Resolution 2025-23 will be rescinded to change the public hearing to May 2, 2025.

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, rescinding the prior vote on Resolution 2025-23 to change the Public Hearing date, was approved, and Resolution 2025-23, to Designate May 2, 2025 at 11:00 a.m., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, as the Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

#### **D. Presentation of Master Engineer's Report**

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

- The Capital Improvement Plan (CIP) anticipates 385 townhome units.
- The CIP Cost Estimate is approximately \$16 million.

Mr. Earlywine stated that the Report includes all the findings necessary to levy assessments, including that the project is feasible and able to be constructed and that there is a

direct and special benefit from the project that is at least equal to the cost of construction or the fair market value of such infrastructure.

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, the Master Engineer's Report dated November 2024, in substantial form, was approved.**

**E. Presentation of Master Special Assessment Methodology Report**

Mr. Adams presented the Master Special Assessment Methodology Report dated February 7, 2025. He reviewed the pertinent information found in each section and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. He noted the following:

- The CIP is estimated to total \$16,032,500.
- The total par amount of bonds, is \$22,270,000 to fully finance CIP costs in the estimated total amount of \$16,032,500.
- 385 Townhome residential units are currently anticipated.

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, the Master Special Assessment Methodology Report dated February 7, 2025, in substantial form, was approved.**

**F. Resolution 2025-29, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid by Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing For An Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-29, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid by Assessments, and the Manner**

**and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing For An Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.**

- G. Resolution 2025-30, Authorizing the Issuance of Not to Exceed \$22,270,000 Aggregate Principal Amount of Kenton Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Costs of Design, Acquisition and Construction of the Project, Pursuant To chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank Trust Company, National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture In Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Kenton Community Development District (Except As Otherwise Provided Herein), Pasco County, Florida, or of the State of Florida or of any Other Political Subdivision Thereof, But Shall Be Payable Solely from Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters**

Mr. Hernandez presented Resolution 2025-30, which accomplishes the following:

- Authorizes issuance of bonds in a not-to-exceed amount of \$22,270,000, in one or more series.
- Approves the form of the Master Trust Indenture and Supplemental Trust Indenture.
- Appoints U.S. Bank Trust Company, NA as the Trustee, Registrar and Paying Agent.
- Authorizes District Counsel to file the bond validation petition.

**On MOTION by Mr. Regnano and seconded by Mr. Rosati, with all in favor, Resolution 2025-30, Authorizing the Issuance of Not to Exceed \$22,270,000 Aggregate Principal Amount of Kenton Community Development District Special Assessment Bonds, in One or More Series, to Pay All or a Portion of the Costs of Design, Acquisition and Construction of the Project, Pursuant To chapter 190, Florida Statutes, as Amended; Appointing U.S. Bank Trust Company, National Association to Serve as Trustee; Approving the Execution and Delivery of a Master Trust Indenture and a Supplemental Trust Indenture**

In Substantially the Forms Attached Hereto; Providing that Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Kenton Community Development District (Except As Otherwise Provided Herein), Pasco County, Florida, or of the State of Florida or of any Other Political Subdivision Thereof, But Shall Be Payable Solely from Special Assessments Assessed and Levied on the Property Within the District Benefited by the Project and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; and Providing for Other Related Matters, was adopted.

**PROJECT RELATED ITEMS****FOURTEENTH ORDER OF BUSINESS**

Consideration of the following Project Related Items:

- A. Temporary Construction Easement
- B. Acquisition Agreement

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, the Temporary Construction Easement and the Acquisition Agreement, both in substantial form, were approved.

**FIFTEENTH ORDER OF BUSINESS****Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer (Interim): WRA Engineering, LLC
- C. District Manager: Wrathell, Hunt and Associates, LLC

There were no Staff reports. The next meeting will be held on May 2, 2025 at 11:00 a.m.

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

There were no Board Members' comments or requests.

**SEVENTEENTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**EIGHTEENTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, the meeting adjourned at 12:00 pm.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair