

**KENTON
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Kenton Community Development District held Public Hearings, a Regular Meeting and Audit Committee Meeting on June 19, 2025 at 9:00 a.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida, 33544.

Present:

Michel Regignano
Joseph Rosati
Michaela Rosati
John Fedele

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Bennett Davenport (via telephone)

District Manager
District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:01 a.m. The Oath of Office was administered to Mr. John Fedele before the meeting.

Supervisors Regignano, Joseph Rosati, Michaela Rosati and Fedele were present. Supervisor-Elect Ms. Huda Ben-Ghuzzi was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors [John Fedele - Seat 1, Huda Ben-Ghuzzi - Seat 5] (the following to be provided under separate cover)

This item was addressed during the First Order of Business. He will provide and explain the following after the meeting:

- 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**
- **Resignation of Michaela Rosati from Seat 4 and Consideration of Appointment to Fill Seat 4**

This item was an addition to the agenda.

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, the resignation of Michaela Rosati from Seat 4, was accepted.

Mr. Regignano nominated Ms. Cristina Carmona to fill Seat 4. No other nominations were made.

On MOTION by Mr. Regignano and seconded by Mr. Fedele, with all in favor, the appointment of Ms. Cristina Carmona to Seat 4, was approved.

FOURTH ORDER OF BUSINESS

Ratification of Resolution 2025-03, Electing Certain Officers of the District, and Providing for an Effective Date

Mr. Adams presented Resolution 2025-03. The slate was as follows:

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

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 ratified.

- **Consideration of Resolution 2025-40, Electing Certain Officers of the District, and Providing for an Effective Date**

This item was an addition to the agenda.

Mr. Adams presented Resolution 2025-40. Mr. Regignano nominated the following slate:

Chair	Michel Regignano
Vice Chair	Joseph Rosati
Assistant Secretary	John Fedele
Assistant Secretary	Cristina Carmona
Assistant Secretary	Huda Ben-Ghuzzi

No other nominations were made. This Resolution removes the following from the Board:

Assistant Secretary	Michaela Rosati
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The following prior appointments by the Board remain unchanged by this Resolution:

Secretary	Chuck Adams
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 2025-40, Electing Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-31, Amending Resolution 2025-28 to Re-Set the Date, Time and Location of the 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; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-31.

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-31, Amending Resolution 2025-28 to Re-Set the Date, Time and Location of the 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; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

A. Affidavit/Proof of Publication

- B. Consideration of Resolution 2025-32, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Kenton Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-32.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-32, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Kenton Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-33, Ratifying the Actions of the District Manager and Chairman in Resetting and Noticing the Public Hearings on the Levy and Imposition of Special Assessments; Amending Resolution 2025-05 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-33.

On MOTION by Mr. Regignano and seconded by Mr. Fedele, with all in favor, Resolution 2025-33, Ratifying the Actions of the District Manager and Chairman in Resetting and Noticing the Public Hearings on the Levy and Imposition of Special Assessments; Amending Resolution 2025-05 to Set the Public Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements****A. Affidavit/Proof of Publication****B. Mailed Notice to Property Owner(s)**

These items were included for informational purposes.

C. Engineer's Report (for informational purposes)

The previously approved Engineer's Report was included for informational purposes.

D. Master Special Assessment Methodology Report (for informational purposes)

The previously approved Master Special Assessment Methodology Report was included for informational purposes.

In response to a question, Mr. Adams stated that the unit product types and counts can change, if necessary, as provisions for handling changes are incorporated into the Reports to allow for flexibility.

Mr. Adams opened the Public Hearing.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

- E. Consideration of Resolution 2025-34, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing**

for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

Mr. Adams presented Resolution 2025-34.

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-34, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-35, Amending Resolution 2025-26 to Resetting the Public Hearing Regarding Proposed Budget for Fiscal Year 2024/2025, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-35.

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-35, Amending Resolution 2025-26 to Resetting the Public Hearing Regarding Proposed Budget for Fiscal Year 2024/2025, 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.

TENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

- A. **Affidavit of Publication**
- B. **Consideration of Resolution 2025-36, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-36. He reviewed the proposed Fiscal Year 2025 budget, which is a partial-year Developer-contribution budget, with expenses funded as they are incurred.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-36, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-37, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2025-37. He reviewed the proposed full year Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is anticipated to be a Developer-contribution budget, with expenses funded as they are incurred.

Discussion ensued regarding the budgeted amounts, when bond issuance might occur, the potential bond issuance timeline and the impact of bond issuance on the Fiscal Year 2026 budget.

Mr. Adams asked for any comments.

No affected property owners or members of the public spoke.

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-37, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting Public Hearing Thereon Pursuant to Florida Law for September 5, 2025, at 11:00 a.m., at Hilton Garden Inn Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2025-38, 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

Mr. Adams presented Resolution 2025-38.

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-38, 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.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-39, Ratifying the Amendment to Resolution 2024-21 to Re-Set the Date of the Public Hearing to Consider and Hear Comment on the Adoption of Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-39 and the accompanying Exhibits.

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, Resolution 2025-39, Ratifying the Amendment to Resolution 2024-21 to Re-Set the Date of the Public Hearing to June 19, 2025 at 9:00 a.m., at Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Parkway, 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.

▪ **Consideration of Rules of Procedure**

This item was an addition to the agenda.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, the Rules of Procedure, were approved.

FOURTEENTH ORDER OF BUSINESS

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

The Regular Meeting recessed and the Audit Selection Committee Meeting commenced.

FIFTEENTH 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)

Mr. Adams stated that all three respondents are qualified.

I. Berger, Toombs, Elam, Gaines & Frank

Bid: \$3,400 for the year ended September 30, 2025, plus an additional fee of \$1,400 per bond issuance.

II. DiBartolomeo, McBee, Hartley & Barnes, P.A.

Bid: \$2,650 for Fiscal Year 2025, \$2,800 for Fiscal Year 2026, \$2,950 for Fiscal Year 2027, \$3,150 for Fiscal Year 2028 and \$3,400 for Fiscal Year 2029; fee with bonds will be adjusted as mutually agreed upon.

III. Grau & Associates

Bid: \$3,100 for Fiscal Year 2025, \$3,200 for Fiscal Year 2026, \$3,300 for Fiscal Year 2027, \$3,400 for Fiscal Year 2028 and \$3,500 for Fiscal Year 2029, plus an additional \$1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

The Board Members, sitting as the Audit Selection Committee Members, each completed the Auditor Evaluation Matrix. Mr. Adams tabulated the scores and reported the following scores and ranking:

#1	Grau & Associates	100.00 Points
#2	DiBartolomeo, McBee, Hartley & Barnes, P.A.	78.75 Points
#3	Berger, Toombs, Elam, Gaines & Frank	72.50 Points

SIXTEENTH ORDER OF BUSINESS

Termination of Audit Selection Committee Meeting/Reconvene Regular Meeting

The Audit Selection Committee Meeting terminated and the Regular Meeting reconvened.

SEVENTEENTH ORDER OF BUSINESS

Consider Recommendation of Audit Selection Committee

- Award of Contract**

On MOTION by Mr. Regignano and seconded by Mr. Rosati, 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, awarding the Annual Audit Services

Contract to Grau & Associates and authorizing Staff to engage Grau & Associates, was approved.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-22,
Designating the Location of the Local
District Records Office and Providing an
Effective Date**

This item was deferred.

NINETEENTH ORDER OF BUSINESS

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

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2025.

The financials were accepted.

TWENTIETH ORDER OF BUSINESS

Approval of Meeting Minutes

A. February 7, 2025 Landowners' Meeting

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor,
the February 7, 2025 Landowners' Meeting Minutes, as presented, were
approved.**

B. February 7, 2025 Organizational Meeting

**On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor,
the February 7, 2025 Organizational Meeting Minutes, as presented, were
approved.**

TWENTY-FIRST ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): WRA Engineering, LLC

There were no District Counsel or District Engineer reports.

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

- UPCOMING MEETINGS**

- July 4, 2025 at 11:00 AM [Independence Day]
- August 1, 2025 at 11:00 AM
- September 5, 2025 at 11:00 AM
- **QUORUM CHECK**

The July 4, 2025 meeting will be canceled. The next meeting will be held on August 1, 2025, unless canceled.

TWENTY-SECOND ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWENTY-THIRD ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWENTY-FOURTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor, the meeting adjourned at 9:43 a.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair