

KENTON

COMMUNITY DEVELOPMENT DISTRICT

September 5, 2025

PUBLIC HEARING AND REGULAR MEETING AGENDA

KENTON

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Kenton Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 29, 2025

Board of Supervisors
Kenton Community Development District

Dear Board Members:

The Board of Supervisors of the Kenton Community Development District will hold a Public Hearing and Regular Meeting on September 5, 2025 at 11:00 a.m., at the Hilton Garden Inn Tampa/Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida, 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisor Huda Ben-Ghuzzi [Seat 5] *(the following to be provided under separate cover)*
 - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Ratification of Resolution 2025-40, Electing Certain Officers of the District, and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-41, 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
6. Consideration of Fiscal Year 2025/2026 Budget Funding Agreement
7. Consideration of Resolution 2025-22, Designating the Location of the Local District Records Office and Providing an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Times

8. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
9. Acceptance of Unaudited Financial Statements as of July 31, 2025
10. Approval of June 19, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *WRA Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 1 Registered Voter in District as of April 15, 2025
 - NEXT MEETING DATE: October 3, 2025 at 11:00 AM

○ QUORUM CHECK

SEAT 1	JOHN FEDELE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MICHEL REGIGNANO	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOSEPH ROSATI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	CRISTINA CARMONA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	HUDA BEN-GHUZZI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,


Chesley E Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

KENTON

COMMUNITY DEVELOPMENT DISTRICT

3

**KENTON COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF KENTON COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA

COUNTY OF _____

The foregoing oath was administered before me before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 202__, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Kenton Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street

Phone

Fax

City, State, Zip

Email Address

KENTON

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2025-40

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENTON COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Kenton Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF KENTON COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective June 19, 2025:

Michel Regignano is elected Chair

Joseph Rosati is elected Vice Chair

John Fedele is elected Assistant Secretary

Cristina Carmona is elected Assistant Secretary

Huda Ben-Ghuzzi is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of June 19, 2025:

Michaela Rosati Assistant Secretary

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 19TH DAY OF JUNE, 2025.

ATTEST:

**KENTON COMMUNITY DEVELOPMENT
DISTRICT**


Secretary/Assistant Secretary


Chair/Vice Chair, Board of Supervisors

KENTON

COMMUNITY DEVELOPMENT DISTRICT

5

KENTON

COMMUNITY DEVELOPMENT DISTRICT

5A

Serial Number
25-01703P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing and Regular Board of Supervisors' Meeting

in the matter of Public Hearing and Regular Meeting on September 5, 2026 at 11:00 AM; Kenton CDD

in the Court, was published in said newspaper by print in the

issues of 8/15/2025, 8/22/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

**KENTON COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR
BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Kenton Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: September 5, 2025
TIME: 11:00 AM
LOCATION: Hilton Garden Inn Tampa Wesley Chapel,
26640 Silver Maple Pkwy.
Wesley Chapel, Florida, 33544

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431; (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
August 15, 22, 2025

25-01703P

Lindsey Padgett
Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

22nd day of August, 2025 A.D.

by Lindsey Padgett who is personally known to me.

Kimberly S. Martin
Notary Public, State of Florida
(SEAL)
Notary Public, State of Florida
(SEAL)



KENTON

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2025-41

THE ANNUAL APPROPRIATION RESOLUTION OF THE KENTON COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") 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.

WHEREAS, the District Manager has submitted to the Board of Supervisors ("**Board**") of the Kenton Community Development District ("**District**") the proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KENTON COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Kenton Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF SEPTEMBER, 2025.

ATTEST:

KENTON COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget(s)

Exhibit A: Fiscal Year 2025/2026 Budget(s)

**KENTON
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**KENTON
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2

**KENTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Developer contribution	\$ 69,198	\$ -	\$ 69,198	\$ 69,198	\$ 104,698
Total revenues	69,198	-	69,198	69,198	104,698
EXPENDITURES					
Professional & administrative					
Supervisors	-	-	-	-	-
Management/accounting/recording**	24,000	2,000	22,000	24,000	48,000
Legal	25,000	614	24,386	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit*	-	-	-	-	3,500
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	667	-	667	667	667
EMMA software service*	-	-	-	-	-
Trustee*	-	-	-	-	6,500
Telephone	133	17	116	133	133
Postage	500	-	500	500	500
Printing & binding	333	42	291	333	333
Legal advertising	7,500	210	7,290	7,500	7,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	6,500
Contingencies/bank charges	1,500	-	1,500	1,500	1,500
Website hosting & maintenance	1,680	-	1,680	1,680	1,680
Website ADA compliance	210	-	210	210	210
Total expenditures	69,198	2,883	66,315	69,198	104,698
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,883)	2,883	-	-
Fund balance - beginning (unaudited)	-	-	(2,883)	-	-
Fund balance - ending	\$ -	\$ (2,883)	\$ -	\$ -	\$ -

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**KENTON
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording**	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	667
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service*	-
Trustee*	6,500
Telephone	133
Postage	500
Telephone and fax machine.	
Printing & binding	333
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	7,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	6,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	1,680
Website ADA compliance	210
Total expenditures	<u><u>\$ 104,698</u></u>

KENTON

COMMUNITY DEVELOPMENT DISTRICT

6

**KENTON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 BUDGET FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into this 5th day of September, 2025, by and between:

Kenton Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

GPI Tampa, LLC, a Florida limited liability company, and the developer of the lands in the District ("**Developer**") with a mailing address of 3680 46th Ave S, St. Petersburg, Florida 33711.

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2024/2025, which year concludes on September 30, 2025; and

WHEREAS, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2024/2025 budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer’s consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The funds shall be placed in the District’s general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments in the event of a funding deficit.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys’ fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit

of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**KENTON COMMUNITY DEVELOPMENT
DISTRICT**

Chair/Vice Chair, Board of Supervisors

GPI TAMPA, LLC

By: _____
Its: _____

Exhibit A: Fiscal Year 2025/2026 General Fund Budget

KENTON

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-22

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE KENTON COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Kenton Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Pasco County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KENTON COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s local records office shall be located at: _____

_____.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 5th day of September, 2025.

ATTEST:

**KENTON COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

KENTON

COMMUNITY DEVELOPMENT DISTRICT

8

KENTON COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

KENTON

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**KENTON
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**KENTON
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Due from Landowner	\$ 28,132	\$ 2,355	\$ 30,487
Total assets	<u>28,132</u>	<u>2,355</u>	<u>30,487</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 18,600	\$ 2,355	\$ 20,955
Due to Landowner	-	2,355	2,355
Landowner advance	6,000	-	6,000
Landowner advance- Legal adv.	7,500	-	7,500
Total liabilities	<u>32,100</u>	<u>4,710</u>	<u>36,810</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	\$ 14,631	\$ -	\$ 14,631
Total deferred inflows of resources	<u>14,631</u>	<u>-</u>	<u>14,631</u>
Fund balances:			
Restricted for:			
Debt service	-	(2,355)	(2,355)
Unassigned	(18,599)	-	(18,599)
Total fund balances	<u>(18,599)</u>	<u>(2,355)</u>	<u>(20,954)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 28,132</u>	<u>\$ 2,355</u>	<u>\$ 30,487</u>

**KENTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 69,198	0%
Total revenues	-	-	69,198	0%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	12,000	24,000	50%
Legal	200	1,715	25,000	7%
Engineering	-	-	2,000	0%
Dissemination agent*	-	-	667	0%
Telephone	16	100	133	75%
Postage	27	100	500	20%
Printing & binding	41	250	333	75%
Legal advertising	-	3,968	7,500	53%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	300	466	1,500	31%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	2,584	18,599	69,198	27%
Excess/(deficiency) of revenues over/(under) expenditures	(2,584)	(18,599)	-	
Fund balances - beginning	(16,015)	-	-	
Fund balances - ending	\$ (18,599)	\$ (18,599)	\$ -	

**KENTON
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Cost of issuance	<u>147</u>	<u>2,355</u>
Total expenditures	<u>147</u>	<u>2,355</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (147)	 (2,355)
 Fund balances - beginning	 <u>(2,208)</u>	 <u>-</u>
Fund balances - ending	<u><u>\$ (2,355)</u></u>	<u><u>\$ (2,355)</u></u>

KENTON

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**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	Chair
Joseph Rosati	Vice Chair
Michaela Rosati	Assistant Secretary
John Fedele	Assistant Secretary

Also present:

Chuck Adams	District Manager
Bennett Davenport (via telephone)	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

71	Assistant Secretary	Craig Wrathell
72	Treasurer	Craig Wrathell
73	Assistant Treasurer	Jeffrey Pinder

74

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

78

79

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

82 **This item was an addition to the agenda.**

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

85	Chair	Michel Regignano
86	Vice Chair	Joseph Rosati
87	Assistant Secretary	John Fedele
88	Assistant Secretary	Cristina Carmona
89	Assistant Secretary	Huda Ben-Ghuzzi

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

92	Assistant Secretary	Michaela Rosati
----	---------------------	-----------------

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

94	Secretary	Chuck Adams
95	Assistant Secretary	Craig Wrathell
96	Treasurer	Craig Wrathell
97	Assistant Treasurer	Jeffrey Pinder

98 No other nominations were made.

99

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**

425 ➤ July 4, 2025 at 11:00 AM [Independence Day]

426 ➤ August 1, 2025 at 11:00 AM

427 ➤ September 5, 2025 at 11:00 AM

428 • **QUORUM CHECK**

429 The July 4, 2025 meeting will be canceled. The next meeting will be held on August 1,
430 2025, unless canceled.

431

432 **TWENTY-SECOND ORDER OF BUSINESS** **Board Members' Comments/Requests**

433

434 There were no Board Members' comments or requests.

435

436 **TWENTY-THIRD ORDER OF BUSINESS** **Public Comments**

437

438 No members of the public spoke.

439

440 **TWENTY-FOURTH ORDER OF BUSINESS** **Adjournment**

441

442 On MOTION by Mr. Regignano and seconded by Mr. Rosati, with all in favor,
443 the meeting adjourned at 9:43 a.m.

444

445

446

447

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

448

449

450

451 _____
Secretary/Assistant Secretary

Chair/Vice Chair

KENTON

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 23, 2025

Daphne Gillyard
Director of Administrative Services
2300 Glades Rd Suite 410W
Boca Raton FL 33431

Dear Daphne Gillyard:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

• Avalon Park West Community Development District	988
• Del Webb River Reserve Community Development District	0
• Harvest Hills Community Development District	0
• Heritage Pines Community Development District	1,943
• KD52 Community Development District No. 1	0
• KD52 Community Development District No. 2	0
• Kenton Community Development District	1
• Magnolia Island Community Development District	0
• Parkview at Long Lake Ranch Community Development District	390
• Pasadena Ridge Community Development District	0
• Preserve at Legends Pointe Community Development District	0
• PTC Community Development District	2
• Riverwood Estates Community Development District	19
• Silverado Community Development District	752
• Summerstone Community Development District	601
• Towns at Woodsdale Community Development District	70
• TSR Community Development District	4,873
• Vidas Way Community Development District	11
• Westwood of Pasco Community Development District	76
• Whispering Pines Community Development District	285
• Woodcreek Community Development District	133

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

KENTON COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Hilton Garden Inn Tampa/Wesley Chapel 26640 Silver Maple Pkwy., Wesley Chapel, Florida, 33544</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2025	Regular Meeting	11:00 AM
November 7, 2025	Regular Meeting	11:00 AM
December 5, 2025	Regular Meeting	11:00 AM
January 2, 2026	Regular Meeting	11:00 AM
February 6, 2026	Regular Meeting	11:00 AM
March 6, 2026	Regular Meeting	11:00 AM
April 3, 2026	Regular Meeting	11:00 AM
May 1, 2026	Regular Meeting	11:00 AM
June 5, 2026	Regular Meeting	11:00 AM
July 3, 2026	Regular Meeting	11:00 AM
August 7, 2026	Regular Meeting	11:00 AM
September 4, 2026	Regular Meeting	11:00 AM