

**KENTON
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Kenton Community Development District held 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.

Present:

Michel Regignano	Chair
Joseph Rosati	Vice Chair
John Fedele (via telephone)	Assistant Secretary
Huda Ben-Ghuzzi	Assistant Secretary

Also present:

Chuck Adams	District Manager
Ashley Ligas (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:03 a.m.

The Oath of Office was administered to Ms. Huda Ben-Ghuzzi prior to the meeting.

Supervisors Regignano, Rosati, and Ben-Ghuzzi were present. Supervisor Fedele attended via telephone. Supervisor-Elect Carmona 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 Supervisor Huda Ben-Ghuzzi [Seat 5] *(the following to be provided under separate cover)*

This item was addressed during the First Order of Business. Mr. Adams 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

FOURTH ORDER OF BUSINESS**Ratification of Resolution 2025-40, Electing Certain Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-40. The slate was as follows:

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

On MOTION by Mr. Rosati and seconded by Mr. Regignano, with all in favor, Resolution 2025-40, Electing Certain Officers of the District, as nominated, and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

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

Mr. Adams presented Resolution 2025-41. He reviewed the proposed Fiscal Year 2026 budget, which is unchanged since it was last presented. This is a Developer-funded budget with expenses funded as they are incurred. A reduced monthly Management Fee of \$2,000 will be charged until bonds are issued.

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. Rosati and seconded by Mr. Regignano, with all in favor, 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, was adopted.

SIXTH ORDER OF BUSINESS**Consideration of Fiscal Year 2025/2026
Budget Funding Agreement**

Mr. Adams presented the Fiscal Year 2025/2026 Budget Funding Agreement

On MOTION by Mr. Rosati and seconded by Ms. Ben-Ghuzzi, with all in favor, the Fiscal Year 2025/2026 Budget Funding Agreement, was approved.

SEVENTH 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.

EIGHTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Rosati and seconded by Ms. Ben-Ghuzzi, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

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

Mr. Adams noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Rosati and seconded by Ms. Ben-Ghuzzi, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of July 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2025.
The financials were accepted.

TENTH ORDER OF BUSINESS**Approval of June 19, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes**

On MOTION by Mr. Rosati and seconded by Mr. Regignano, with all in favor, the June 19, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

ELEVENTH 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

- **1 Registered Voter in District as of April 15, 2025**
- **NEXT MEETING DATE: October 3, 2025 at 11:00 AM**
 - **QUORUM CHECK**

The next meeting will be held on October 3, 2025, unless canceled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

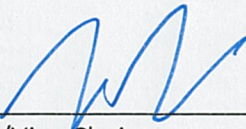
FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rosati and seconded by Mr. Regignano, with all in favor, the meeting adjourned at 11:16 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair