

**MINUTES OF MEETING
DEL WEBB RIVER RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Del Webb River Reserve Community Development District held a Public Hearing and Regular Meeting on April 10, 2025, at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

Present:

Brady Lefere
Ray Aponte
Melisa Sgro

Chair
Vice Chair
Assistant Secretary

Also present:

Kristen Suit
Ryan Dugan (via telephone)
Blake Glass

District Manager
District Counsel
Supervisor-Elect

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:01 a.m.

Supervisors Lefere, Aponte, Sgro and Supervisor-Elect Glass were present. Supervisor Malecki 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
Supervisor Blake Glass (the following will
be provided in a separate package)**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Blake Glass. Mr. Glass is familiar with the following:

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

FOURTH ORDER OF BUSINESS

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

Ms. Suit presented Resolution 2025-03.

The slate is as follows:

Chair	Brady Lefere
Vice Chair	Ray Aponte
Secretary	Craig Wrathell
Assistant Secretary	Melisa Sgro
Assistant Secretary	Blake Glass
Assistant Secretary	Alex Malecki
Assistant Secretary	Kristen Suit
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-03, Electing and Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was ratified.
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FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2024/2025 Budget

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

- A. Affidavit of Publication

B. Consideration of Resolution 2025-38, Relating to the Annual Appropriations and Adopting the Budget(s) for the Remainder of the Fiscal Year Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit reviewed the proposed Fiscal Year 2025 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes.

No affected property owners or members of the public spoke.

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

Ms. Suit presented Resolution 2025-38.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-38, Relating to the Annual Appropriations and Adopting the Budget(s) for the Remainder of the Fiscal Year Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-23, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of March 26, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes

The following changes were made:

Lines 19, 141, 143 and 146: Change “Stevenson” to “Stephenson”

On MOTION by Mr. Aponte and seconded by Mr. Glass, with all in favor, the March 26, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Dugan stated that the Bond Validation Hearing was held April 9, 2025 and the bonds were approved. Once the final judgment is received, the 30-day appeal period commences. The CDD can start marketing the bonds, but it cannot close until after May 10, 2025.

B. District Engineer: LevelUp Consulting, LLC

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

There were no District Engineer or District Manager reports.

- **NEXT MEETING DATE: May 1, 2025 at 11:30 AM**
 - **QUORUM CHECK**

The next meeting will be on May 1, 2025, unless canceled. Items related to Bond issuance will be presented at the June meeting.

TENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

Discussion ensued regarding commencing the acquisition process.

ELEVENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Aponte and seconded by Ms. Sgro, with all in favor, the meeting adjourned at 11:10 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair