

**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 Regular Meeting on June 5, 2025, at 11:30 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
Jordan Lansford
Ryan Dugan (via telephone)
Brandon Wilson (via telephone)
Pulte Interns

District Manager
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:30 a.m.

Supervisors Lefere, Aponte and Sgro were present. Supervisors Glass and Malecki were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-39,
Approving Proposed Budget(s) for FY 2026;
Setting a Public Hearing Thereon and
Directing Publication; Addressing
Transmittal and Posting Requirements;
Addressing Severability and Effective Date**

Ms. Suit presented Resolution 2025-39. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. The proposed Fiscal Year 2026 budget reflects Landowner contributions, with expenses funded as they are incurred; however, by the time the budget is adopted, some assessments might be on and off roll.

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-39, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon for August 7, 2025 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-40, 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

Ms. Suit presented Resolution 2025-40.

The following change was made to the Fiscal Year 2026 Meeting Schedule:

DATE: Delete January 2026 meeting

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2025-40, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-41, Electing Jordan Lansford as Assistant Secretary of the District, and Providing for an Effective Date

Ms. Suit presented Resolution 2025-41. The purpose of this Resolution is to appoint Jordan Lansford as an Assistant Secretary; all other prior appointments by the Board remain unchanged by this Resolution.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2025-41, Electing Jordan Lansford as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-42, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date

Ms. Suit presented Resolution 2025-42 and read the title.

Mr. Dugan stated that this Resolution is necessary to finalize the bonds now that the final terms of the bonds are known.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2025-42, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.

SEVENTH 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.

EIGHTH ORDER OF BUSINESS

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

**On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the
Unaudited Financial Statements as of April 30, 2025, were accepted.**

NINTH ORDER OF BUSINESS

**Approval of April 10, 2025 Public Hearing
and Regular Meeting Minutes**

**On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the
April 10, 2025 Public Hearing and Regular Meeting Minutes, as presented, were
approved.**

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Dugan stated that the bonds are closing in five days.

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: July 3, 2025 at 11:30 AM**
 - **QUORUM CHECK**

The July 3, 2025 meeting will be canceled. The next meeting will be on August 7, 2025.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Discussion ensued regarding commencing the acquisition process.

TWELFTH ORDER OF BUSINESS

Public Comments

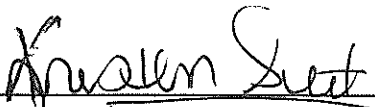
No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the meeting adjourned at 11:38 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair