

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

The Board of Supervisors of the Del Webb River Reserve Community Development District held Public Hearings and a Regular Meeting on August 7, 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  
Alex Malecki  
Melisa Sgro

Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Kristen Suit  
Jordan Lansford  
Ryan Dugan (via telephone)

District Manager  
Wrathell Hunt and Associates LLC  
District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:37 a.m.

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2025/2026 Budget**

<p><b>On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Public Hearing was opened.</b></p>
---

**A. Affidavit of Publication**

**B. Consideration of Resolution 2025-43, Relating to the Annual Appropriations and Adopting the Budget(s) for Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Asked if the Landowner contribution must be deficit-funded upon necessity, Mr. Dugan stated yes, it is going to be similar to the Deficit Funding Agreement where expenses are paid as they are incurred. Asked if the CDD owns the second phase yet, Mr. Dugan stated that the project will close within the next few months and, once it is confirmed that the CDD owns the land, the plan is to go before the Board for authorization to commence the Boundary Amendment process with the County.

Ms. Suit presented Resolution 2025-43 and the proposed Fiscal Year 2026 budget.

No affected property owners or members of the public spoke.

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

**On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-43, Relating to the Annual Appropriations and Adopting the Budget(s) for Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law**

**A. Proof/Affidavit of Publication**

**B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

**C. Consideration of Resolution 2025-44, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-44.

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

No affected property owners or members of the public spoke.

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

**On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-44, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2025/2026 Deficit Funding Agreement**

Ms. Suit presented the Fiscal Year 2025/2026 Deficit Funding Agreement.

**On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Fiscal Year 2025/2026 Deficit Funding Agreement, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-45, Ratifying, Confirming, and Approving the Sale of the Del Webb River Reserve Community Development District Capital Improvement Revenue Bonds, Series 2025; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-45 and read the title.

**On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, Resolution 2025-45, Ratifying, Confirming, and Approving the Sale of the Del Webb River Reserve Community Development District Capital Improvement Revenue Bonds, Series 2025; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries,**

**and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing 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**

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

Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

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

**On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.**

**NINTH ORDER OF BUSINESS**

**Ratification Items**

- A. **Steadfast Environmental, LLC Agreement for Pond Maintenance Services**
- B. **The Natives, Inc. Agreement for Environmental Maintenance Services**

**On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Steadfast Environmental, LLC Agreement for Pond Maintenance Services and the Natives, Inc. Agreement for Environmental Maintenance Services, were ratified.**

**TENTH ORDER OF BUSINESS**

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

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

**ELEVENTH ORDER OF BUSINESS**

**Approval of June 5, 2025 Regular Meeting Minutes**

On MOTION by Lefere and seconded by Ms. Sgro, with all in favor, the June 5, 2025 Regular Meeting Minutes, as presented, were approved.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: LevelUp Consulting, LLC
- C. District Manager: Wrathell, Hunt and Associates, LLC

There were no reports.

- **0 (Zero) Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: September 4, 2025 at 11:30 AM**
  - **QUORUM CHECK**

The September 4, 2025 meeting will be canceled.

**THIRTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

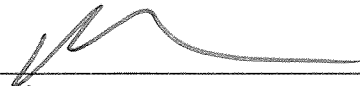
On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the meeting adjourned at 11:45 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



---

Secretary/Assistant Secretary



---

Chair/Vice Chair