

**MINUTES OF MEETING
PTC COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the PTC Community Development District held a Regular Meeting on March 24, 2023 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present were:

Michael Wolf	Chair
Jeff Porter (via telephone)	Vice Chair
Bob Tankel	Assistant Secretary
Clifton Fischer	Assistant Secretary
Jacob Essman	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Michal Szymonowicz (via telephone)	Wrathell Hunt and Associates
Michael Hoyas (via telephone)	Wrathell Hunt and Associates
Jennifer Kilinski (via telephone)	District Counsel
Grace Kobitter	Kilinski Van Wyk
Jordan Schrader	District Engineer
Peter Dame (via telephone)	Akerman LLP
Tim Brandwell (via telephone)	Akerman LLP

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:06 a.m.

Supervisors Wolf, Fischer, Tankel and Essman were present. Supervisor Porter attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of Amended and Restated
Master Engineer's Report**

Mr. Schrader presented the Amended and Restated Master Engineer’s Report dated March 24, 2023. He discussed the updated items, including the Capital Improvement Plan (CIP) Cost Table, on-site wetland creation, trails and the permitting status.

FOURTH ORDER OF BUSINESS

Presentation of Amended and Restated Master Special Assessment Methodology Report

Mr. Szymonowicz presented the Amended and Restated Master Special Assessment Methodology Report dated March 24, 2023. The Methodology takes into account the changes that were made by the District Engineer and primarily examines the minor adjustments in the compilation of the CIP as well as changes in the projected costs of such and applies these to the more finely refined Development Plan from the one that was presented in mid-2022 and applies the same assessment methodology to the apportionment of assessment based on the allocation of benefits devised from the CIP and arrives at a Methodology that, for all intents and purposes, mirrors the one that was previously approved in the summer of 2022. He discussed the True-up mechanism, timing and site plan approval.

Mr. Porter asked if there is another option as far as the timing of the site development plan approval. Mr. Szymonowicz stated that is the Development Plan approval time because that is the final moment at which the CDD can compel the party that would be responsible for payment to do so.

Asked about the language of the third-party, non-affiliated transaction-type, Mr. Szymonowicz stated the sale of a third party is simply an assignment of density/assignment of bond assessment amount to a particular piece of land that fixes and creates a specific notable amount of assessment. Ms. Kilinski stated the language states that the trigger is when property is sold to a third party that is not affiliated with the Developer.

Mr. Szymonowicz left the call.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total

Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Ms. Suit presented Resolution 2023-04 and read the title.

On MOTION by Mr. Wolf and seconded by Mr. Tankel, with all in favor, Resolution 2023-04, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings on April 28, 2023 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Amending Resolution 2022-30 Entitled “A Resolution of PTC Community Development District Authorizing the Issuance of Not Exceeding \$135,265,000 Principal Amount PTC Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes And the Ordinance Establishing the District;

Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date” to Increase the Principal Amount of Authorized Bonds to \$187,995,000; and Providing an Effective Date

Mr. Dame presented Resolution 2023-05, which is an amendment to the previously adopted Resolution. This Resolution authorizes the increase of the principal amount of the authorized bonds from \$135,265,000 to \$187,995,000.

On MOTION by Mr. Wolf and seconded by Mr. Tankel, with all in favor, Resolution 2023-05, Amending Resolution 2022-30 Entitled “A Resolution of PTC Community Development District Authorizing the Issuance of Not Exceeding \$135,265,000 Principal Amount PTC Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes And the Ordinance Establishing the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date” to Increase the Principal Amount of Authorized Bonds to \$187,995,000; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kilinski/Van Wyk*

There was no report.

B. District Engineer: *Clearview Land Design, P.L.*

There was no report.

Discussion ensued regarding Mr. Schrader calling in versus attending meetings in person.

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

- **NEXT MEETING DATE: April 10, 2023 at 12:00 P.M.**
 - **QUORUM CHECK**

The next meeting will be held on April 10, 2023.

The following items would be included on the April 10th agenda:

- Consideration of an RFP for Pasco Town Center, Phase 1A construction.
- Consideration of construction management contracts and agreements.
- Consideration of work authorizations for Clearview CEI Mass Grading.

Asked for an update on the bond validation, Ms. Kilinski stated the approval of the bond resolution was the first process, the complaint has already been drafted and Staff will next secure placement on the validation calendar and alert all parties.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Member's comments or requests.

NINTH ORDER OF BUSINESS

Public Comments

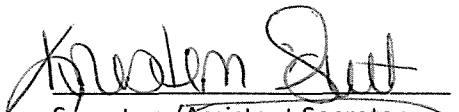
There were no public comments.


TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Wolf and seconded by Mr. Fischer, with all in favor, the meeting adjourned at 11:28 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair