

**MINUTES OF MEETING
PTC COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the PTC Community Development District held a Public Hearing and Regular Meeting on August 25, 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:

Jeff Porter
Jacob Essman
Cliff Fischer

Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Kristen Suit
Lauren Gentry
Jordan Schrader (via telephone)
Doug South

District Manager
District Counsel
District Engineer
CH II Management, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:00 a.m. Supervisors Porter, Essman and Fischer were present. Supervisors Wolf and Tankel 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
2023/2024 Budget**

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| <p>On MOTION by Mr. Fischer and seconded by Mr. Essman, with all in favor, the Public Hearing was opened.</p> |
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- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2023-14, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending**

September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Suit presented Resolution 2023-14. She reviewed the proposed Fiscal Year 2024 budget, which is a Landowner-funded budget, with expenses funded as they are incurred.

No members of the public spoke.

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

On MOTION by Mr. Fischer and seconded by Mr. Essman, with all in favor, Resolution 2023-14, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Fiscal Year 2023/2024 Funding Agreement

Ms. Suit presented the Fiscal Year 2023/2024 Funding Agreement.

On MOTION by Mr. Porter and seconded by Mr. Essman, with all in favor, the Fiscal Year 2023/2024 Funding Agreement, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-15, Ratifying, Confirming, and Approving the Actions of the Chairperson, Vice Chairperson, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of \$32,330,000 PTC Community Development District Special Assessment Revenue Bonds, Series 2023A and \$48,210,000 PTC Community Development District Special Assessment Revenue Bonds, Series 2023B; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2023-15.

On MOTION by Mr. Porter and seconded by Mr. Fischer, with all in favor, Resolution 2023-15, Ratifying, Confirming, and Approving the Actions of the Chairperson, Vice Chairperson, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of \$32,330,000 PTC Community Development District Special Assessment Revenue Bonds, Series 2023A and \$48,210,000 PTC Community Development District Special Assessment Revenue Bonds, Series 2023B; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Disclosure of Public Finance

Ms. Gentry presented the Disclosure of Public Finance.

On MOTION by Mr. Essman and seconded by Mr. Porter, with all in favor, the Disclosure of Public Finance, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Infrastructure Cost Share Agreement

Ms. Gentry presented the Infrastructure Cost Share Agreement.

Mr. Porter stated this Agreement was contemplated between the previous Landowner and the Developer of the Target property across the street. The Agreement has been through several iterations; it is thought to be reasonable.

Mr. Porter will provide Exhibits and execute the final form of the Agreement.

On MOTION by Mr. Fischer and seconded by Mr. Porter, with all in favor, the Infrastructure Cost Share Agreement, in substantial form, and authorizing the Vice Chair to execute, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Addendum #1 Wrathell, Hunt & Associates, LLC Management Agreement for Dissemination Agent Services and Assessment Methodology Consultant Services

Ms. Suit presented Addendum #1 to the Wrathell, Hunt & Associates, LLC Management Agreement.

On MOTION by Mr. Essman and seconded by Mr. Fischer, with all in favor, Addendum #1 to the Wrathell, Hunt & Associates, LLC Management Agreement for Dissemination Agent Services and Assessment Methodology Consultant Services, was approved.

NINTH ORDER OF BUSINESS

Ratification of Mortensen Engineering, Inc., Items

- A. Work Authorization #1**
- B. Geotechnical Engineering Services Proposal [McKendree Road]**

On MOTION by Mr. Porter and seconded by Mr. Essman, with all in favor, Mortensen Engineering, Inc., Work Authorization #1 and the Geotechnical Engineering Services Proposal for McKendree Road, were ratified.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

Ms. Suit presented Resolution 2023-16. Pasco County Ordinance requires scheduling four evening meetings. The following will be inserted on the Fiscal Year 2024 Meeting Schedule:

TIME: Insert 5:00 PM for October 27, November 23 and December 22, 2023 and January 26, 2024 and insert 11:00 AM for all other meetings.

On MOTION by Mr. Fischer and seconded by Mr. Essman, with all in favor, Resolution 2023-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2023

On MOTION by Mr. Porter and seconded by Mr. Fischer, with all in favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of Minutes

A. June 6, 2023 Regular Meeting

The following change was made:

Line 241: Change "Fisher" to "Fischer"

B. July 18, 2023 Special Meeting

On MOTION by Mr. Fischer and seconded by Mr. Essman, with all in favor, the June 6, 2023 Regular Meeting Minutes, as amended, and the July 18, 2023 Special Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk

Ms. Gentry stated that the bonds closed successfully.

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

Mr. Schrader reported that Phase I construction is underway.

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

➤ **NEXT MEETING DATE: September 22, 2023 at 11:00 A.M.**

○ **QUORUM CHECK**

The September 22, 2023 meeting was canceled.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Fischer and seconded by Mr. Essman, with all in favor, the meeting adjourned at 11:18 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair