

**MINUTES OF MEETING
PTC COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the PTC Community Development District held a Special Meeting on March 5, 2026 at 11:00 a.m., at 12724 Smith Road, Dade City, Florida 33525.

Present:

Michael Wolf
Thatcher Brown
Chase Collier
Kelly Sinn
John McKay

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jordan Lansford
Grace Rinaldi
Tommy Tito (via telephone)
Doug South

District Manager
District Counsel
District Engineer
CH II Management, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Lansford called the meeting to order at 11:00 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-05, Confirming a Prior Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; 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. Lansford presented Resolution 2026-05. This reflects the updated terms of the previous Resolution that levied debt service special assessments. The updated terms are 57.59% of the Series 2023A Debt Assessments and 50% of the Series 2023B Debt Assessments are due no later than April 15, 2026; and 42.41% of the Series 2023A Debt Assessments and 50% of the Series 2023B Debt Assessments due no later than October 15, 2026.

On MOTION by Mr. Wolf and seconded by Mr. Brown, with all in favor, Resolution 2026-05, Confirming a Prior Determination of Benefit and Imposing Special Assessments for Fiscal Year 2026; 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.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06,
Approving Request for Proposals
Documents for the Pasco Town Center
Double Branch Parkway North Project;
Providing a Severability Clause; and
Providing an Effective Date**

Ms. Lansford presented Resolution 2026-06.

Discussion ensued regarding timing of the Request for Proposals (RFP) and the RFP documents and process.

On MOTION by Mr. Wolf and seconded by Mr. Brown, with all in favor, Resolution 2026-06, Approving Request for Proposals Documents for the Pasco Town Center Double Branch Parkway North Project, in substantial form; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of January 31, 2026**

On MOTION by Mr. Wolf and seconded by Mr. Brown, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were accepted.

SIXTH ORDER OF BUSINESS**Approval of January 23, 2026 Regular Meeting Minutes**

On MOTION by Mr. Wolf and seconded by Mr. Brown, with all in favor, the January 23, 2026 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kilinski | Van Wyk PLLC

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

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: March 27, 2026 at 11:00 AM**
 - **QUORUM CHECK**

The March 27, 2026 meeting will be cancelled.

EIGHTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

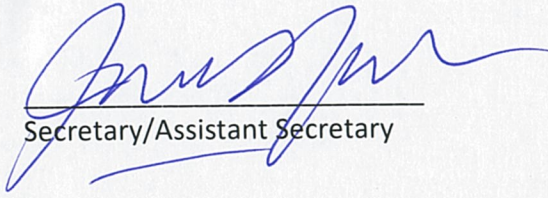
NINTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

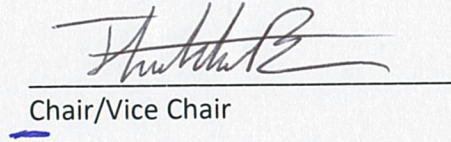
TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Wolf and seconded by Mr. Brown, with all in favor, the meeting adjourned at 11:05 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair