

PTC Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
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May 15, 2026

Board of Supervisors
PTC Community Development District

Dear Board Members:

The Board of Supervisors of the PTC Community Development District will hold a Regular Meeting on May 22, 2026 at 11:00 a.m., at 12724 Smith Road, Dade City, Florida 33525. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Michael Wolf [Seat 1]
4. Consideration of Appointment to Fill Unexpired Term of Seat 1; *Term Expires November 2026*
 - Administration of Oath of Office (*the following to be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2026-07, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of Steadfast Alliance Proposal for Pond Maintenance
7. Consideration of FY2027 Proposed Budget
 - A. Resolution 2026-08, Approving Proposed Budgets for Fiscal Year 2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date [No O&M Assessment Increase]

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- B. Resolution 2026-08, Approving Proposed Budgets for Fiscal Year 2027; Declaring Special Assessments to Fund the Proposed Budgets Pursuant to Chapters 190, 197, and/or 170, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date [O&M Assessment Increase]
8. Review of Proposals for Pasco Town Center Double Branch Parkway North RFP
 - A. Respondents
 - B. Ranking/Evaluation
 - C. Authorization to Negotiate and Finalize Contract(s)
 - Consideration of Resolution 2026-09, Regarding the Award of a Construction Services Contract for the Pasco Town Center Double Branch Parkway North Project; Providing a Severability Clause; and Providing an Effective Date
9. Consideration of Resolution 2026-10, Second Amended Resolution of the Board of Supervisors of the PTC Community Development District 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; Ratifying Amendment to the Collection Schedule and Ratifying and Confirming Actions of District Staff, District Counsel, and the Vice Chairperson of the Board in Effectuating the Bondholder Direction Letter and Related Documents; Providing a Severability Clause; and Providing an Effective Date
10. Consideration of Resolution 2026-11, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
11. Consideration of Withlacoochee River Electric Cooperative, Inc. Easement
12. Update: Letter from Berger, Toombs, Elam, Gaines & Frank Regarding Audited Confirmation of FY2025
13. Ratification Items
 - A. Pasco County Letter Regarding Permit Authorization of Double Branch Wall Signs
 - B. Ripa & Associates, LLC Change Order No. 5 [McKendree Road First Extension]
 - C. Clearview Land Design, P.L.
 - I. Work Authorization Number 4 [Double Branch Parkway First Extension]
 - II. Change Order No. 1 [Double Branch Parkway South]
 - D. Town Park Communities FL, LLC Cost Share Agreement

E. Bondholder Consent

14. Acceptance of Unaudited Financial Statements as of April 30, 2026

15. Approval of March 5, 2026 Special Meeting Minutes

16. Staff Reports

A. District Counsel: *Kilinski | Van Wyk PLLC*

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

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

- NEXT MEETING DATE: June 26, 2026 at 11:00 AM

- QUORUM CHECK

SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	CHASE COLLIER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KELLY SINN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	THATCHER BROWN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JOHN MCKAY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

17. Board Members' Comments/Requests

18. Public Comments

19. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (760) 918-6014.

Sincerely,
Jordan Lansford
 Jordan Lansford
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 236 6447