

**MINUTES OF MEETING  
WESTWOOD OF PASCO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Westwood of Pasco Community Development District held a Public Hearing and Regular Meeting on August 23, 2023 at 1:00 p.m., at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558.

**Present at the meeting were:**

Ryan Zook	Chair
Brian Janek	Assistant Secretary
Brian Panico	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Andrew Kantarzhi (via telephone)	Wrathell, Hunt and Associates (WHA)
Jamie Sanchez	Wrathell, Hunt and Associates (WHA)
Tucker Mackie (via telephone)	District Counsel
Ryan Dugan (via telephone)	Kutak Rock LLP
Jeremy Couch	District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 1:03 p.m.

Supervisors Zook, Panico and Janek were present. Supervisors Mize and Snyder were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no members of the public present.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2023/2024 Budget**

**A. Proof/Affidavit of Publication**

**B. Consideration of Resolution 2023-38, 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. Cerbone presented Resolution 2023-38, and reviewed the proposed Fiscal Year 2024 budget. It is a Landowner-funded budget, with expenses being funded as they are incurred.

**On MOTION by Mr. Zook and seconded by Mr. Janek, with all in favor, the Public Hearing was opened.**

No members of the public spoke.

**On MOTION by Mr. Panico and seconded by Mr. Janek, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Zook and seconded by Mr. Janek, with all in favor, Resolution 2023-38, 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  
Budget Funding Agreement**

Ms. Cerbone presented the Fiscal Year 2023/2024 Budget Funding Agreement.

**On MOTION by Mr. Zook and seconded by Mr. Janek, with all in favor, the Fiscal Year 2023/2024 Budget Funding Agreement, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-39,  
Making Certain Findings; Approving the  
Engineer's Report and Supplemental**

**Assessment Report; Setting Forth the Terms of the Series 2023 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2023 Bonds; Levying and Allocating Assessments Securing Series 2023 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date**

Ms. Wilhelm presented Resolution 2023-39.

**On MOTION by Mr. Zook and seconded by Mr. Janek, with all in favor, Resolution 2023-39, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2023 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2023 Bonds; Levying and Allocating Assessments Securing Series 2023 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, in substantial form, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Completion Agreement (Series 2023) Between the District and D.R. Horton, Inc.**

Ms. Wilhelm presented the Completion Agreement Between the District and D.R. Horton, Inc., for the Series 2023 bond project.

**On MOTION by Mr. Zook and seconded by Mr. Janek, with all in favor, the Completion Agreement Between the District and D.R. Horton, Inc., for the Series 2023 bond project, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of July 31, 2023**

Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2023.

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

**EIGHTH ORDER OF BUSINESS**

**Approval of July 26, 2023 Regular Meeting  
Minutes**

Ms. Cerbone presented the July 26, 2023 Regular Meeting Minutes.

**On MOTION by Mr. Panico and seconded by Mr. Janek, with all in favor, the July 26, 2023 Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

**B. District Engineer: Tampa Civil Design, LLC**

There were no reports from District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: September 27, 2023 at 1:00 PM**
  - **QUORUM CHECK**

The next meeting will be September 27, 2023, unless cancelled.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Panico and seconded by Mr. Janek, with all in favor, the meeting adjourned at 1:09 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

A handwritten signature in blue ink, featuring a large, sweeping initial 'C' followed by a horizontal line and a long, thin flourish extending to the right, positioned above a horizontal line.

Chair/Vice Chair