

**MINUTES OF MEETING
LAKE FLORES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lake Flores Community Development District held a Special Meeting on April 25, 2024 at 1:00 p.m., at 8116 Cortez Road W., Bradenton, Florida 34210.

Present were:

David Brasher
Reggie Tisdale
Walter Preston
Krystal Parsons

Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Jonathan Johnson (via telephone)
Jeb Mulock
Ed Hill
Whiting Preston

District Manager
District Counsel
District Engineer
Developer Representative
Landowner

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 1:06 p.m. Supervisors Brasher, Tisdale, Parsons and Preston were present. Supervisor Walker was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Suit presented Resolution 2024-04. She called attention to the proposed Fiscal Year 2025 budget and stated there are a few additional line items to add, including the 20% revenue

for the shared lake expenses, a line item under “West mitigation node area” for \$5,000 and a line item for “Conservation area landscaping” for \$20,350. This is a Landowner-funded budget with expenses paid as they are incurred. In addition, Staff added a few items to the budget that were also added to the amended Fiscal Year 2024 budget, which will be discussed later in the meeting, including \$24,280 under “Combined lakes” and an additional amount of \$15,000 to the “Wetland monitoring/report” line item.

On MOTION by Mr. Brasher and seconded by Mr. Tisdale, with all in favor, Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for June 27, 2024 at 1:00 p.m., at 8116 Cortez Road W., Bradenton, Florida 34210; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS**Consideration of Annual Shared Lake Maintenance Budget**

Ms. Suit presented the Annual Shared Lake Maintenance Budget. This is for the submerged aquatic vegetation monitoring program. This expense was added to the revised shared budget, in the amount of \$24,280 for the monitoring reports, totaling \$50,372.

Asked if this amount is for the combined lakes, Ms. Suit replied affirmatively. Asked if the monitoring expense is an annual payment, Ms. Suit stated the monitoring is billed in increments; in the past year, the CDD was billed three times for it.

On MOTION by Mr. Tisdale and seconded by Mr. Brasher, with all in favor, the Annual Shared Lake Maintenance Budget, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2024-02, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-02. The Amendment is necessary due to the addition of the combined lake monitoring reports, for \$24,280, along with the additional amount to the wetland monitoring report, from \$15,000 to \$31,320.

On MOTION by Ms. Parsons and seconded by Mr. Brasher, with all in favor, Resolution 2024-02, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; as amended, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Ms. Suit presented Resolution 2024-05. The consensus was to hold meetings as needed.

On MOTION by Ms. Parsons and seconded by Mr. Brasher, with all in favor, Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, forgoing scheduled meeting dates and meeting only as needed, and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Presentation of Wildlands Conservation, Inc., Conservation Easement 2024 Annual Report Phase A

Ms. Suit presented the Wildlands Conservation, Inc., Conservation Easement 2024 Annual Report Phase A. The Report is for informational purposes and, as discussed, the additional items recommended in the Report were included in the amended Fiscal Year 2024 budget as well as the proposed Fiscal Year 2025 budget.

Discussion ensued regarding the lack of rain, the recommendations on Page 20 of the Report, bird boxes, the wetland system, monitoring requirements and requesting a bond reduction.

EIGHTH ORDER OF BUSINESS

Ratification Items

Ms. Suit presented the following:

- A. E.T. MacKenzie Company of Florida, Inc. Phase 1B-1 Change Orders**
 - I. Grouting 75th Street Roundabouts**

II. Earthwork 1C

On MOTION by Mr. Brasher and seconded by Mr. Tisdale, with all in favor, the E.T. MacKenzie Company of Florida, Inc. Phase 1B-1 Change Orders for Grouting 75th Street Roundabouts, in the amount of \$182,070 and for Earthwork 1C, in the amount of \$130,858.20, were ratified.

B. Utility Relocation Service, LLC Invoices

- I. 1177 [75th Street W, \$6,000]**
- II. 1178 [Cortez Rd, \$10,000]**
- III. 1182 [Travel Expenses, \$1,252.12]**
- IV. 1186 [75th St W, \$6,000]**
- V. 1187 [Cortez Rd, \$10,000]**

On MOTION by Mr. Tisdale and seconded by Mr. Brasher, with all in favor, Utility Relocation Service, LLC Invoices 1177 for 75th Street W, in the amount of \$6,000; 1178 for Cortez Rd, in the amount of \$10,000; 1182 for Travel Expenses, in the amount of \$1,252.12; 1186 for 75th St W, in the amount of \$6,000; and 1187 for Cortez Rd, in the amount of \$10,000, were ratified.

C. ZNS Engineering, L.C. Work Authorization #1 [Dry Utilities Stakeout]

On MOTION by Ms. Parsons and seconded by Mr. Tisdale, with all in favor, ZNS Engineering, L.C. Work Authorization #1 for Dry Utilities Stakeout, in the amount of \$24,750, was ratified.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of March 31, 2024**

Ms. Suit presented the Unaudited Financial Statements as of March 31, 2024.

Discussion ensued regarding lake bank mowing costs, the condition of the lake bank and budget amendments.

On MOTION by Mr. Tisdale and seconded by Mr. Brasher, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

TENTH ORDER OF BUSINESS**Approval of February 8, 2024 Special Meeting Minutes**

Ms. Suit presented the February 8, 2024 Special Meeting Minutes.

On MOTION by Mr. Brasher and seconded by Mr. Tisdale, with all in favor, the February 8, 2024 Special Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**NEXT MEETING DATE: June 27, 2024 at 1:00 PM [FY2025 Budget Adoption]**

Ms. Suit stated the next meeting will be held on June 27, 2024; wherein, the Fiscal Year 2025 budget will be adopted. The Annual Shared Lake Maintenance budget will remain on the agenda in case it needs to be amended.

○ **QUORUM CHECK**

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

In response to Ms. Parsons' question, Mr. Johnson stated the ethics training deadline is December 31, 2024; completion of the requirement will be reported when filing Form 1, electronically, in 2025.

Asked if any Board Members must be re-elected in two years, Ms. Suit stated the terms of the Seats currently held by Mr. Tisdale, Ms. Parsons and Mr. Preston will expire in November.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

Mr. Hill stated the next mandatory draw on the ponds, with Preston Hollow, is on May 1, 2024; the minimum is \$5 million.

Discussion ensued about the contractor, requisitions and interest-bearing investments.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Parsons and seconded by Mr. Tisdale, with all in favor, the meeting adjourned at 1:43 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair