

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

The Board of Supervisors of the Lake Flores Community Development District held a Regular Meeting October 7, 2024 at 10:00 a.m., at 8116 Cortez Road W., Bradenton, Florida 34210.

Present were:

Gary Walker	Chair
David Brasher	Vice Chair
Reggie Tisdale (via telephone)	Assistant Secretary
Krystal Parsons	Assistant Secretary

Also present:

Kristen Suit (via telephone)	District Manager
Clif Fischer (via telephone)	Wrathell, Hunt and Associates, LLC
Jonathan Johnson (via telephone)	District Counsel
Jeb Mulock	District Engineer
Ed Hill	Developer Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:00 a.m.

Supervisors Walker, Brasher, and Parsons were present. Supervisor Tisdale attended via telephone. Supervisor Preston was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Review of Responses to RFP for Central & East Mitigation Earthwork & Drainage

A. Respondents

Mr. Mulock stated that the bids from the respondents, E.T. Mackenzie (ETM) and Landmark, are comparable, in terms of quantities. Landmark bid approximately \$2.7 million and E.T. Mackenzie bid approximately \$1.9 million. ETM was the lowest bidder with a bid about \$800,000 less than Landmark's bid. Both respondents are qualified.

B. Evaluation/Ranking

Mr. Mulock's recommendation, based on pricing, is to rank the respondents, as follows, and award the contract to ETM, who was the lowest bidder:

#1 E.T. Mackenzie

#2 Landmark

Discussion ensued regarding preparation and execution of a cost-share agreement, the parties involved in the cost-share agreement and the CDD being responsible for the improvements.

C. Award of Contract

On MOTION by Mr. Walker and seconded by Ms. Parsons, with all in favor, accepting the ranking and recommendation of the District Engineer to rank E.T. Mackenzie as the #1 ranked respondent to the RFP for Central & East Mitigation Earthwork & Drainage; awarding the contract to E.T. Mackenzie, subject to a Cost Share Agreement; and authorizing the Chair to execute, was approved.

FOURTH ORDER OF BUSINESS

Review of Responses to RFP for Cortez Road Improvements for Phase 1 of Lake Flores Subdivision

A. Respondents

Mr. Mulock stated that ETM was the sole respondent to the RFP. As such, the Board can proceed with awarding the contract to ETM.

Mr. Mulock discussed the bid, which was bid with pricing for the worst-case scenario.

B. Evaluation/Ranking

Mr. Mulock recommended awarding the contract to ETM, subject to some terms that allow CDD Staff and ETM to confer with the Department of Transportation about the work hours and subject to a work time hours maximum amount of \$3,000,000.

C. Award of Contract

On MOTION by Mr. Walker and seconded by Mr. Brasher, with all in favor, accepting the ranking and recommendation of the District Engineer to rank E.T. Mackenzie, the sole respondent, as the #1 ranked respondent to the RFP for RFP for Cortez Road Improvements for Phase 1 of Lake Flores Subdivision, subject to CDD Staff and ETM conferring with the DOT about the work time hours will be and make any adjustments necessary to the bid amount, with a Work Time Hours Maximum of up to \$3,000,000; and authorizing the Chair to execute, was approved.

FIFTH ORDER OF BUSINESS

Update: RFP for Central & East Mitigation Planting

There were no respondents to this RFP.

SIXTH ORDER OF BUSINESS

Ratification Items

A. E.T. Mackenzie Company of Florida, Inc.

- I. Change Order #1 48" Outfall Lake PAZ [\$44,755]**
- II. Change Order #2 Owner Direct Purchase Deductive CO [\$6,551,726.49]**
- III. Change Order #5 Utility Plan Changes [\$50,770.13]**
- IV. Change Order #6 and Schedule N1 Parcel [\$2,938,094.28]**

On MOTION by Mr. Walker and seconded by Ms. Parsons, with all in favor, E.T. Mackenzie Company of Florida, Inc., Change Orders #1, #2, #5 and #6, as specified, were ratified.

B. Utility Relocation Service, LLC Change Order #1

- I. Cortez Road West Scope [\$10,000]**
- II. 75th Street Scope [\$6,000]**

On MOTION by Mr. Walker and seconded by Mr. Brasher, with all in favor, Utility Relocation Service, LLC Change Order #1 for the Cortez Road West Scope and the 75th Street Scope, was ratified.

C. Florida Power & Light Company

- I. Underground Distribution Facilities Installation Agreement & Payment Coupon**
- II. LED Lighting Agreement [Phase 1B1A]**
- III. LED Lighting Agreement [Phase 1B1B]**

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, the Florida Power & Light Company Underground Distribution Facilities Installation Agreement & Payment Coupon, LED Lighting Agreement for Phase 1B1A and LED Lighting Agreement for Phase 1B1B, were ratified.

D. ZNS Engineering, LC

- I. Invoice #149122 [\$5,250.00]**
- II. Invoice #149195 [\$2,475.00]**

On MOTION by Mr. Walker and seconded by Mr. Brasher, with all in favor, ZNS Engineering, LC Invoices #149122 and #149195, were ratified.

E. SeaFlower Apartments

- I. SWFWMD Operation and Maintenance Acceptance Phase 2A**
- II. SWFWMD Operation and Maintenance Instructions Phase 2A**
- III. Certification of Financial Capability for Perpetual Operations and Maintenance Entities**

On MOTION by Mr. Walker and seconded by Mr. Brasher, with all in favor, SeaFlower Apartments SWFWMD Operation and Maintenance Acceptance Phase 2A, SWFWMD Operation and Maintenance Instructions Phase 2A and

Certification of Financial Capability for Perpetual Operations and Maintenance Entities, were ratified.

F. Lake Flores Central and East Mitigation Node

- I. SWFWMD Operation and Maintenance Instructions**
- II. Certification of Financial Capability for Perpetual Operations and Maintenance Entities**

On MOTION by Mr. Walker and seconded by Mr. Brasher, with all in favor, the Lake Flores Central and East Mitigation Node SWFWMD Operation and Maintenance Instructions and Certification of Financial Capability for Perpetual Operations and Maintenance Entities, were ratified.

G. Core & Main Bid Proposals

- I. Additional Lake Flores (Change Order) Owner Purchase**
- II. Lake Flores (Change Order) Owner Purchase**

On MOTION by Mr. Walker and seconded by Mr. Brasher, with all in favor, the Core & Main Bid Proposals for Additional Lake Flores (Change Order) Owner Purchase and Lake Flores (Change Order) Owner Purchase, were ratified.

H. Florida Permitting, Inc. Proposal Number 24043 West Mitigation Node

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, Florida Permitting, Inc. Proposal Number 24043 for the West Mitigation Node, was ratified.

SEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of August 31, 2024**

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

On MOTION by Mr. Walker and seconded by Ms. Parsons, with all in favor, the Unaudited Financial Statements as of August 31, 2024, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of June 27, 2024 Public Hearing and Regular Meeting Minutes**

Ms. Suit presented the June 27, 2024 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Walker and seconded by Ms. Parsons, with all in favor, the June 27, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS**Update: 0 Registered Voters in District as of April 15, 2024**

Ms. Suit stated there were no registered voters residing within the District as of April 15, 2024.

▪ **Staff Reports**

This item was an addition to the agenda.

Mr. Johnson reminded the Board Members to complete the required four hours of ethics training by December 31, 2024.

The District Engineer had nothing further to report.

TENTH ORDER OF BUSINESS**NEXT MEETING DATE: TBD**

○ **QUORUM CHECK**

Ms. Suit stated the next meeting is to be determined.

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

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

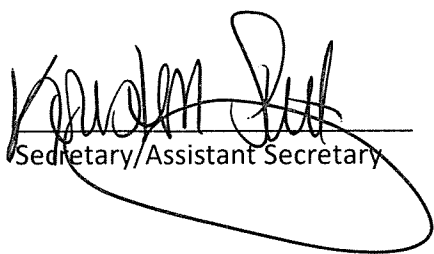
No members of the public spoke.

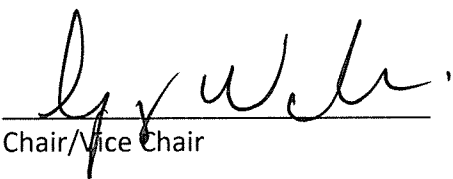
THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Parsons and seconded by Mr. Walker, with all in favor, the meeting adjourned at 10:34 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair