

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

The Board of Supervisors of the Lake Flores Community Development District held a Special Meeting on June 6, 2025 at 9:00 a.m., at 8116 Cortez Road W., Bradenton, Florida 34210.

Present:

Gary Walker
David Brasher
Reggie Tisdale
Krystal Parsons

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Kristen Suit
Jordan Lansford
Jonathan Johnson (via telephone)
Jeb Mulock
Ed Hill

District Manager
Wrathell, Hunt and Associates, LLC (WHA)
District Counsel
District Engineer
Developer Representative

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 9:00 a.m.

Supervisors Walker, Tisdale, Motta and Parsons were present. Supervisor Preston was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Approving a Proposed Budget for Fiscal
Year 2025/2026 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 2025-04. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

Mr. Walker stated that he and others worked on the proposed Field Operations and Maintenance (O&M) portions of the budget.

Discussion ensued regarding establishing a quorum for the public hearing, increasing the Engineering expense budget, preparing a map identifying CDD assets, enhancing the definition for lake maintenance, building fund balance for unexpected expenses like hurricane repairs, Field O&M items, the methodology formula used to calculate the "Landowner: lakes cost share" amount, un-platted Phase 1B1 lots transitioning to platted lots in July, and correcting format issues for certain budget items.

Ms. Suit stated she and Mr. Walker will speak to Susan about whether to assess the Landowner for the Professional & Administrative expenses only and remove the Field O&M expenses, since a Landowner Contribution Agreement is already in place.

The following changes will be made to the proposed Fiscal Year 2026 budget:

Page 1: Add "Assessment levy: on-roll" line item

Page 1, "Engineering": Increase \$2,000 to \$5,000

The Field O&M definitions on Pages 3 and 4 will be enhanced.

On MOTION by Mr. Walker and seconded by Mr. Motta, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 19, 2025 at 11:00 a.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 Resolution 2025-05, Approving the Florida Statewide Mutual

**Aid Agreement; Providing for Severability;
and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-05. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06,
Electing Jordan Lansford as Assistant
Secretary of the District, and Providing for
an Effective Date**

Ms. Suit presented Resolution 2025-06. The purpose of this Resolution is to add Jordan Lansford as an Assistant Secretary. All other prior appointments by the Board remain unchanged by this Resolution.

On MOTION by Mr. Walker and seconded by Mr. Motta, with all in favor, Resolution 2025-06, Electing Jordan Lansford as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

**Consideration of Notice to Proceed to E.T.
Mackenzie for 1B2**

Mr. Mulock distributed and presented an updated version of the Notice to Proceed that includes additional language stating “the notice to proceed is contingent on the contractor providing an updated construction schedule”.

Mr. Tisdale stated that the 180 “working days” fulfillment requirement is for Phase 1B2 and partial construction of Phase 1B1C related to drainage; it is separate from the 183-day fulfillment requirement that was added to the 570-day initial contract terms. It is imperative for

Phase 1B2 to be completed no later than March 1, 2026, as it ties into Mr. Hill's closing schedule of August 1.

Discussion ensued regarding the date for the County inspection, discussion at the last meeting about the Notice to Proceed for Phase 1-B2 being contingent upon the substantial completion of Phase 1-B1 by July 1, 2025.

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, the updated version of the Notice to Proceed to E.T. Mackenzie for 1-B2, as amended, subject to incorporating language requiring a schedule showing a final project completion date no later than March 1, 2026, as discussed, was approved.

SEVENTH ORDER OF BUSINESS

Ratification Items

- A. E.T. Mackenzie Company of Florida, Inc., Change Orders**
 - I. No. 11 [Additional Sock Pipe Removal]**
 - II. No. 12 [Lift Station Back Up Generator]**
 - III. No. 13 [Lake Flores Trail/Top of Bank Regrading]**
 - IV. No. 14 [Moving Services in Phase 1B-1]**
 - V. No. 15 [Adjusting Services per MC Approved Layouts for Ph N-1]**
 - VI. No. 16 [Adjust Rock Excavation Allowance Based on Observed Conditions and Amend Price]**
 - VII. No. 17 [Asphalt Change Order [Type SP-12.5]**
- B. Steadfast Proposal – Lake Paz Bank Erosion and Planting**
- C. Agriscapes LLC**
 - I. Estimate 1153 [Installation of Bahia Sod]**
 - II. Invoice 5547 [Installation of Bahia Sod]**
- D. Florida Permitting, Inc.**
 - I. Proposal Number 24043 [WMN Monitoring]**
 - II. Agreement for Wetland Mitigation and Maintenance Services**
- E. Burkholders Excavating INC Estimate No. 1199 [Repair Lake Bank Washouts]**

- F. Permacast LLC, Agreement for Installation of Retaining Wall and Related Improvements
- G. Sunrise Landscape Proposal for Pond Mowing
- H. FPL Thoroughfare – Phase 2 Led Lighting Agreement

On MOTION by Mr. Tisdale and seconded by Mr. Motta, with all in favor, Ratification Items 7A through 7H, as listed, were ratified.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2025**

Mr. Walker asked Staff to check when the final payout requisition will be processed.

In response to a question regarding the 46 acres listed on the December 2024 Lake 1B-1 boundary plat, Ms. Suit stated she will schedule a call with Mr. Johnson, Mr. Walker and Susan to discuss if they need to be re-platted.

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

NINTH ORDER OF BUSINESS**Approval of January 28, 2025 Special Meeting Minutes**

The following changes were made:

Line 270: Change “Whitting Road” to “the roads”

Line 278: Change “Crescent” to “Preston”

Regarding Line 342, Mr. Walker asked Mr. Johnson to follow up on the status of preparing the Quit Claim Deed for the Western Mitigation Node for the next meeting.

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, the January 28, 2025 Special Meeting Minutes, as amended, was approved.

TENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: ZNS Engineering, LC

There were no District Counsel and District Engineer reports.

Mr. Johnson stated Staff is preparing the Phase 1B-2 plat; he expects it to be submitted to the County next month and it will likely be approved before the end of the year.

Discussion ensued regarding when to place the Phase 1B-2 plat on the agenda, breaking up Phase 1B-2 into multiple phases to avoid the same timing issue with Phase 1B-1 and what that involves and reasons to and not to break up Phase 1B-2.

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

- NEXT MEETING DATE: TBD
 - QUORUM CHECK

The next meeting will be held on August 19, 2026 at 11:00 a.m. at 8116 Cortez Road W., Bradenton, Florida 34210.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Discussion ensued regarding setting an Annual Fiscal Year 2026 Meeting Schedule and canceling meetings if there is no business to discuss; providing a draft agenda in advance of the CDD meetings and scheduling on-site meetings with Mr. Hill to check progression of the projects.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Walker and seconded by Ms. Parsons, with all in favor, the meeting adjourned at 10:08 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair