

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

The Board of Supervisors of the Lake Flores Community Development District held Public Hearings and a Regular Meeting on August 19, 2025 at 11:00 a.m., at 8116 Cortez Road W., Bradenton, Florida 34210.

**Present:**

Gary Walker  
James Motta  
Reggie Tisdale  
Krystal Parsons  
Walter Preston

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Jordan Lansford  
Kristen Suit  
Sarah Sandy (via telephone)  
Jeb Mulock  
Ed Hill  
Whiting Preston

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Lansford called the meeting to order at 11:00 a.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2025/2026 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

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

Ms. Suit 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 reviewed the on-roll and off-roll assessment tables on Page 11, explaining the assessment breakdown for the various product/parcel types.

No affected property owners or members of the public spoke.

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

Ms. Lansford presented Resolution 2025-07.

**On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

#### **FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law**

**On MOTION by Ms. Parsons and seconded by Mr. Walker, with all in favor, the Public Hearing was opened.**

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

Discussion ensued regarding who received Mailed Notices, how the amounts listed in the Mailed Notices were derived and on-roll and off-roll assessments.

It was noted that, for the Fiscal Year 2027 budget, 5.76 acres should be removed from the future development in the assessment chart.

**C. Consideration of Resolution 2025-08, Providing for Funding for the FY 2026 Adopted Budget(s); 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; Providing a Severability Clause; and Providing an Effective Date**

No affected property owners or members of the public spoke.

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

Ms. Lansford presented Resolution 2025-08.

**On MOTION by Mr. Motta and seconded by Mr. Walker, with all in favor, Resolution 2025-08, Providing for Funding for the FY 2026 Adopted Budget(s); 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; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Budget Funding Agreement Fiscal Year 2026**

Ms. Lansford presented the Budget Funding Agreement Fiscal Year 2026.

**On MOTION by Mr. Motta and seconded by Mr. Tisdale, with all in favor, the Budget Funding Agreement Fiscal Year 2026, was approved.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Ms. Lansford presented Resolution 2025-09. The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: October 21, 2025; November 18, 2025; December 16, 2025; January 20, 2026; February 17, 2026; March 17, 2026; April 21, 2026; May 19, 2026; June 16, 2026; July 21, 2026; August 18, 2026; and September 15, 2026

TIME: 11:00 AM

LOCATION: 8116 Cortez Road W., Bradenton, Florida 34210

**On MOTION by Ms. Parsons and seconded by Mr. Motta, with all in favor, Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.**

The Board asked for the agendas to be sent a week prior to the meeting to allow more time for the Board to review it. If there is subsequent information or changes, it can be provided as a handout. The District Manager should contact the Chair to determine if a meeting will be cancelled.

#### **SEVENTH ORDER OF BUSINESS**

#### **Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Ms. Lansford presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

#### **A. Consideration of Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024**

**On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, Resolution 2025-10, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.**

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Hub International Midwest West Invoice # 4230320**

**[Maintenance Bond, Ph 1B-1 Public Improvements]**

Ms. Lansford presented Hub International Midwest West Invoice #4230320 related to the Maintenance Bond, Ph 1B-1 Public Improvements.

Discussion ensued regarding the performance bonds for certain projects, renewal of some performance bonds, releasing some performance bonds, timing of the second asphalt lift,

**On MOTION by Mr. Walker and seconded by Ms. Parsons, with all in favor, Hub International Midwest West Invoice #4230320 related to the Maintenance Bond, Ph 1B-1 Public Improvements, was approved.**

**NINTH ORDER OF BUSINESS****Consideration of Disclosure of Public Finance [2023 Bonds]**

Ms. Sandy presented the required Disclosure of Public Finance for the 2023 Bonds.

**On MOTION by Mr. Motta and seconded by Mr. Walker, with all in favor, the Disclosure of Public Finance for the 2023 Bond, was approved.**

**TENTH ORDER OF BUSINESS****Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Ms. Lansford presented the Goals and Objectives Reporting for Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives Reporting.

**On MOTION by Mr. Motta and seconded by Mr. Tisdale, with all in favor, the Goals and Objectives Reporting for Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.**

**ELEVENTH ORDER OF BUSINESS****Ratification Items**

- A. Florida Permitting, Inc.
  - I. Proposal Number 25021 [Quarterly Drainage Strip Maintenance]
  - II. Proposal Number 25024 [Permanent Weir Installation]
- B. SR Landscaping, LLC Agreement for Landscape Hurricane Impact Replant Services
- C. Sunrise Landscape Proposal # 25193 [Pond Mowing]
- D. Vanasse Hangen Brustlin, Inc. Project No. 66422.04 [Central & East Mitigation Nodes – Mobilization]
- E. Zayo Group, LLC Relocation Reimbursement Agreement
- F. First American Title Insurance Company
  - I. Invoice No. 12891-9918390 [Central Lake Flores Easement]
  - II. Invoice No. 12891-9918391 [Eastern Lake Flores Easement]
- G. Manatee County, Florida, Bill of Sale

**On MOTION by Mr. Motta and seconded by Mr. Tisdale, with all in favor, the Ratification Items, as listed, were ratified.**

**TWELFTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of June 30, 2025**

Ms. Lansford presented the Unaudited Financial Statements as of June 30, 2025.

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

**THIRTEENTH ORDER OF BUSINESS****Approval of June 6, 2025 Special Meeting Minutes**

Ms. Lansford presented the June 6, 2025 Special Meeting Minutes.

Discussion ensued regarding the Notice to Proceed to E.T. 101 Mackenzie for 1B2 schedule including dates, etc. on Pages 3 and 4. It was noted that the minutes reflect the final project completion date no later than March 1, 2026 but the date might need to be updated on the associated documents for the project.

**On MOTION by Mr. Tisdale and seconded by Ms. Parsons, with all in favor, the June 6, 2025 Special Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Kutak Rock LLP**

- **Discussion of HB 683: Construction Regulations**

Ms. Sandy presented the Summary of HB 683, which explains the new statute related to Construction Regulations. This is only for construction contracts entered into after July 1, 2025. The details and requirements are set forth in the Summary.

**B. District Engineer: ZNS Engineering, LC**

- **Discussion: Mackenzie Request for Change Order Lake Flores 1C1**

Mr. Mulock stated that he would like to send a letter to Mackenzie asking them to draft a change order as soon as possible. The 1C1 total is 398 units. The letter encompasses 119 units that would be created as a sub-phase and separate plat. Mr. Walker would like a bond issuance for this area to occur by the end of 2025.

The Board directed Mr. Mulock to send the letter to Mackenzie and request a response by September 3, 2025.

Mr. Walker stated that there was a direct material change order that Karen needs to review; Mackenzie provided all the supporting documentation.

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

- **NEXT MEETING DATE: TBD**

- **QUORUM CHECK**

The next meeting will be held on September 16, 2026 at 11:00 a.m.

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

There were no Board Members' comments or requests.

**SIXTEENTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**SEVENTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Ms. Parsons and seconded by Mr. Motta, with all in favor, the meeting adjourned at 12:12 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



LAKE FLORES CDD

August 19, 2025

  
\_\_\_\_\_  
Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chair/Vice Chair