

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

The Board of Supervisors of the Lake Flores Community Development District held a Regular Meeting on November 18, 2025 at 11:00 a.m., at 8116 Cortez Road W., Bradenton, Florida 34210.

Present:

Gary Walker	Chair
Reggie Tisdale	Assistant Secretary
Krystal Parsons	Assistant Secretary
Walter Preston	Assistant Secretary

Also present:

Jordan Lansford	District Manager
Sarah Sandy (via telephone)	District Counsel
Jeb Mulock	District Engineer
Ed Hill	Developer Representative
Whiting Preston	LF Manatee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Lansford called the meeting to order at 11:00 a.m. Supervisors Walker, Parsons, Tisdale and Preston were present. Supervisor Motta was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of E.T. MacKenzie Change Orders

Mr. Mulock presented the following:

A. No. 25 Backslope Additional Sod for Lot Stabilization 1B2

On MOTION by Mr. Tisdale and seconded by Mr. Walker, with all in favor, E.T. MacKenzie Change Order No. 25, in the amount of \$26,845, was approved.

B. No. 27 Additional Seed and Mulch Phase 1C

Discussion ensued regarding seeding, dust control, watering and camera upgrades.

On MOTION Mr. Walker and seconded by Mr. Tisdale, with all in favor, E.T. MacKenzie Change Order No. 27, in the amount of \$92,229.30, was approved.

C. No. 28 Phase 1C2 Mass Grading (Earthwork Portion Only)

Discussion ensued regarding the Change Order which includes lake excavation. Unit costs were updated to account for inflation since costs were estimated in 2023. It was noted that the Change Order affects pricing only; the footnotes in the original contract are unaffected.

Ms. Parsons left the meeting at 11:08 a.m.

On MOTION by Mr. Walker and seconded by Mr. Preston, with all in favor, E.T. MacKenzie Change Order No. 28, in the amount of \$1,351,533.95, was approved.

D. No. 29 1B1 Balancing Change Order

This is a deductive Change Order.

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, E.T. MacKenzie Change Order No. 29, in the deductive amount of -\$300,825, was approved.

E. No. 30 Final Life Deduct for Commercial Area (Flowerfields Trail and West Lake Street)

Discussion ensued regarding the locations of the streets, which do not intersect.

This deductive Change Order relates to an area where the final lift of asphalt was not applied near the commercial area. It was noted that this cost will be incurred at some time in the future and that a release for completed work can be used to reduce the amount of bonds.

On MOTION by Mr. Tisdale and seconded by Mr. Walker, with all in favor, E.T. MacKenzie Change Order No. 30, in the deductive amount of -\$75,235, was approved.

F. No. 31 Missing/Damaged Concrete in Model Areas and Dust Control Measures

This Change Order relates to repairs needed for certification and extra dust control measures. It was noted that ZNS did a good job reducing the total from the original amount requested for the concrete repairs.

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, E.T. MacKenzie Change Order No. 31, in the amount of \$272,215, was approved.

G. No. 32 Moving Sanitary Items from 1B2 to 1C (Deduct)

This is a deductive Change Order.

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, E.T. MacKenzie Change Order No. 32, in the deductive amount of -\$132,385.05, was approved.

FOURTH ORDER OF BUSINESS**Consideration of SR Landscaping, LLC Agreement for Pond Bank Mowing Services**

Ms. Lansford presented the SR Landscaping, LLC (SR) Agreement for Pond Bank Mowing Services, and stated that SR has been providing pond bank mowing services since June. The CDD's standard form of agreement is consistent with other agreements they have signed in other CDDs. The Certificate of Insurance is valid.

On MOTION by Mr. Walker and seconded by Mr. Preston, with all in favor, the SR Landscaping, LLC Agreement for Pond Bank Mowing Services, was approved.

FIFTH ORDER OF BUSINESS**Update: Reciprocal Easements and Lake Use Matters**

Mr. Hill stated he and Mr. Preston are wrapping up the relationship between common properties and negotiating the termination of responsibilities by both parties. Moving forward, an Operating and Joint Use Agreement will include the legal description for the actual combined lake. The current cost share is 80/20; they are working on a new cost share agreement that will be presented at the next meeting.

Discussion ensued regarding expected revenues, budgeted amounts and expenses.

This item will be included on the next agenda.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-02, Designating a Date, Time, and Location for a Landowners' Meeting; Providing for Publication, Providing for an Effective Date**

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, Resolution 2026-02, Designating a Date, Time, and Location of November 17, 2026 at 11:00 a.m., at 8116 Cortez Road W., Bradenton, Florida 34210 for a Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date

Ms. Lansford presented Resolution 2026-03. This Resolution is necessary because total expenditures at the end of Fiscal Year 2025 exceeded the adopted budget by \$16,048. Adoption of this Resolution alleviates the potential of a finding in the annual audit.

On MOTION by Mr. Walker and seconded by Mr. Tisdale, with all in favor, Resolution 2026-03, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Ratification Items**

- A. **Florida Permitting, Inc. Proposals**
 - I. No. 25019 [East Node Mitigation Area Maintenance]
 - II. No. 25020 [Central Node Mitigation Area Maintenance]
- B. **ET Mackenzie Change Orders**
 - I. No. 2 [Central & East Mitigation Area]
 - II. No. 17 [75th Street Roundabout Signs]
 - III. No. 18 [Additional Service Relocation N-1 Sewer Service Connection Extensions]
 - IV. No. 19 [Drainage 1B-2]
 - V. No. 20 [Drainage Removed from 1B-2 and Moving to 1C-1]
 - VI. No. 21 [Multi Use Trail – Uninstalled Quantity]
 - VII. No. 22 [Additional Phase]
 - VIII. No. 23 [Contract Time Reconciliation]

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

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

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

TENTH ORDER OF BUSINESS**Approval of October 14, 2025 Regular Meeting Minutes**

On MOTION by Mr. Tisdale and seconded by Mr. Walker, with all in favor, the October 14, 2025 Regular Meeting Minutes, as presented, were approved.

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

Mr. Walker stated the Phase 1C bonds for 1C1 and 1C2 will likely be issued in January.

B. District Engineer: ZNS Engineering, LC

Mr. Mulock stated that numbers are being finalized and he thinks a final draft Report can be approved in substantial form in December. Ms. Lansford will assemble a timeline and ensure that all parties are included in Bond Counsel's distribution list.

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

- **NEXT MEETING DATE: December 16, 2025 at 11:00 AM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the December 16, 2025 meeting.

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

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

Mr. Hill will work to provide the aforementioned Agreement in advance of the December meeting; however, due to the need to coordinate with the other Landowner, he might not be able to provide it one week in advance.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Walker and seconded by Mr. Preston, with all in favor, the meeting adjourned at 11:33 a.m.

LAKE FLORES CDD

November 18, 2025



Secretary/Assistant Secretary



Chair/Vice Chair