

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

The Board of Supervisors of the Lake Flores Community Development District held a Regular Meeting on December 16, 2025 at 11:00 a.m., at 8116 Cortez Road W., Bradenton, Florida 34210.

Present:

Gary Walker
James Motta
Krystal Parsons
Walter Preston

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Jordan Lansford
Johnathan Johnson (via telephone)
Jeb Mulock
Ed Hill
Whiting Preston

District Manager
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.

Supervisors Walker, Motta, Parsons and Preston were present. Supervisor Tisdale 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 [Phase 1B Project]

Mr. Mulock presented the following:

- A. No. 26 [Additional Sidewalk in Ph 1b1]
- B. No. 33 [Ph 1B2 Utility Revisions, Moving Hydrant to Follow County Requirements and Watermain so it's Located Outside of Roadway]
- C. No. 34 [Cortez Road Drainage Pipe Size Change]

On MOTION by Mr. Motta and seconded by Mr. Walker, with all in favor, E.T. MacKenzie Phase 1B Project Change Orders No. 26 for Additional Sidewalk in Ph 1b1, No. 33 for Ph 1B2 Utility Revisions, Moving Hydrant to Follow County Requirements and Watermain so it's Located Outside of Roadway, and No. 34 for Cortez Road Drainage Pipe Size Change, were approved.

D. No. 35 [PH 1C2 Proposal]

Mr. Mulock distributed a revised Change Order and stated the change is actually a deduction of approximately \$8,000; it was a correction to a few revisions to the base and subgrade material used in the project. Staff asked the vendor to correct it, which lowered the amount by \$8,000. Engineering did a number of reviews with several vendors and asked them to correct and edit items, such as the pricing of the sewer dewatering and the hydroseeding.

Mr. Mulock responded to questions regarding the ongoing stormwater drainage work on 75th, whether the inlets are temporary, if the County will issue a credit for the work, water testing, and the difference between potable water and reclaimed water.

On MOTION by Mr. Motta and seconded by Mr. Walker, with all in favor, revised E.T. MacKenzie Phase 1B Project Change Order No. 35 for the PH 1C2 Proposal, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Ratifying the Actions of the District Manager in Redesignating the Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

On MOTION by Mr. Walker and seconded by Mr. Preston, with all in favor, Resolution 2026-04, Ratifying the Actions of the District Manager in Redesignating the Date, Time and Location for the Landowners' Meeting to November 3, 2026 at 10:00 a.m. at the Del Webb Bayview, Driftwood Club,

8810 Bamer Coast Trail, Parrish, Florida 34219; Providing for Publication, Providing for an Effective Date, was approved.

FIFTH ORDER OF BUSINESS**Ratification Items**

Ms. Lansford presented the following:

- A. SR Landscaping, LLC Agreement for Pond Bank Mowing Services
- B. ZNS Engineering, L.C. Work Authorization #2 [Seaflower Project]

On MOTION by Mr. Walker and seconded by Mr. Motta, with all in favor, the SR Landscaping, LLC Agreement for Pond Bank Mowing Services and the ZNS Engineering, L.C. Work Authorization #2 for the Seaflower Project, were ratified.

SIXTH ORDER OF BUSINESS**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

- A. October 1, 2024 - September 30, 2025
- B. October 1, 2025 - September 30, 2026

On MOTION by Mr. Motta seconded by Ms. Parsons, with all in favor, the Goals and Objectives Reporting Fiscal Year 2025 Performance Measures and Standards, were ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of October 31, 2025**

On MOTION by Mr. Walker and seconded by Mr. Preston, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of November 18, 2025 Regular
Meeting Minutes**

On MOTION by Mr. Walker and seconded by Mr. Preston, with all in favor, the November 18, 2025 Regular Meeting Minutes, as presented, were approved.

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

Mr. Johnson reminded the Board Members to complete the required four hours of ethics training December 31, 2025. Staff can recirculate links to the free online courses.

B. District Engineer: ZNS Engineering, LC

Mr. Mulock stated a bond issuance is coming up and the Supplemental Engineer's Report nearing completion; it will be emailed to the Board and Staff for review and feedback.

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

Ms. Lansford stated the Supplemental Engineer's Report and Assessment Methodology will be presented at the next meeting.

- **NEXT MEETING DATE: January 20, 2026 at 11:00 AM**

- **QUORUM CHECK**

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

There were no Board Members' comments or requests.

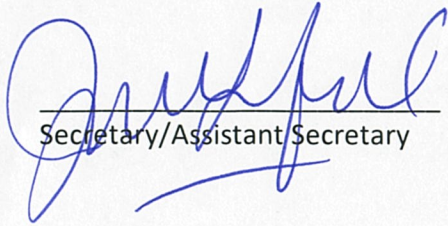
ELEVENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Parsons and seconded by Mr. Preston, with all in favor, the meeting adjourned at 11:21 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair