

Lake Flores Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://lakeflorescdd.net/>

May 12, 2026

Board of Supervisors
Lake Flores Community Development District

Dear Board Members:

The Board of Supervisors of the Lake Flores Community Development District will hold a Regular Meeting on May 19, 2026 at 11:00 a.m., at 8116 Cortez Road W., Bradenton, Florida 34210. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-08, Approving Proposed Budget(s) for FY 2027; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date
4. Consideration of Resolution 2026-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
5. Consideration of Resolution 2026-10, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - A. Amended Rules of Procedure
6. Consideration of ET Mackenzie Change Order No. 45 [Dust Control 1C2]
7. Consideration of Access Easement Agreements (*in substantial form*)
 - A. Bruce A. Bartoo and Lyndsey Bartoo
 - B. Scott S. Miller and Allison Cora Miller
 - C. Michael Libman and Helen Libman
 - D. Ronald Alphonse Gagne and Christine Affia Gagne

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

8. Ratification Items

- A. Accurate Drilling Solutions LLC Quote #: q5156 Misc Fitting to Repair Cracked Flange
- B. Disclosure Technology Services, LLC EMMA Filing Assistance Software as a Service License Agreement
- C. FP&L Company
 - I. FPL LED Lighting Agreements
 - a. Cortez Road West-75 Street West Phase 1C-1B
 - b. Cortez Road West-75 Street West Phase 1C-1C
 - c. Cortez Road West-75 Street West Phase 1C-1D
 - d. Reflection Parkway Phase 3 Thoroughfare
 - e. Southlake Ave
- D. Wildlands Conservation, Inc.
 - I. 2025 Baseline Report – Easter and Central Nodes, Phases B & C [Permit SAJ-2015-3799]
 - II. Letter Regarding Fee Increase
- E. Notice of Partial Release of Obligation of Payment of Series 2023A-2 Assessments
- F. ET Mackenzie Change Orders
 - I. No. 36 [Demo Concrete Retaining Wall for Turn Lanes]
 - II. No. 37 [Cortez Rd Drainage Relocation]
 - III. No. 38 [Farm Access Rd Removal/Curb and Sidewalk Replacement]
 - IV. No. 39 [Intersection Grade Revisions]
 - V. No. 40 [Asphalt Change 1B2]
 - VI. No. 41 [Existing Utility Locate and Revised Drainage Install]
 - VII. No. 42 [Earthwork Adjustment for 1C]
 - VIII. No. 43 [Unsuitable Dug in 1C]
 - IX. No. 44 [Balancing N1 Asphalt]
- G. Access Easement Agreements
 - I. Weekly Homes, LLC L814 T1025
 - II. Cardel FL Homes, LLC

- a. L291 T1009
- b. L757768 T1026
- c. L829 T1024
- d. L856 T1023
- e. L261 T1010

III. Pulte Home Company, LLC

- a. L743756 T1027
- b. L852 T1023

9. Acceptance of Unaudited Financial Statements as of March 31, 2026

10. Approval of February 17, 2026 Regular Meeting Minutes

11. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *ZNS Engineering, LC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: June 16, 2026 at 11:00 AM

- QUORUM CHECK

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|--------|------------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | GARY WALKER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | JAMES MOTTA | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | REGINALD TISDALE | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | KRYSTAL PARSONS | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | WALTER PRESTON | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

- Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (760) 918-6014.

Sincerely,
Jordan Lansford
Jordan Lansford
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 236 6447