

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

The regular meeting of the Board of Supervisors of the Lake Deer Community Development District was held **Wednesday, February 19, 2025** at 2:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath  
Bobbie Henley  
Lindsey Roden  
Emily Cassidy

Chairperson  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Savannah Hancock  
Roy Van Wyk  
Clayton Smith

District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Counsel, Kilinski Van Wyk  
Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Four Supervisors were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated that no members of the public were in attendance in person or by Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 20, 2024, Board of Supervisors Meeting**

Ms. Burns presented the minutes from the November 20, 2024, Board of Supervisors meeting. She asked for any questions, comments, or corrections. The Board had no changes to the minutes.

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On MOTION by Ms. Cassidy, seconded by Ms. Roden with all in favor, the Minutes of the November 20, 2024, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02 Electing Officers**

Ms. Burns stated this resolution allows the Board to make any changes to the Board. Ms. Henley made a motion to add her as Vice Chair and Mr. Heath as Chair.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, Resolution 2025-02 Electing Officers, was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding District Security Services**

- A. Consideration of Proposal from Current Demands for Camera Installation**
- B. Consideration of Proposal from Current Demands for Overnight Monitoring Services**
- C. Presentation of Security Services Comparison for Overnight Monitoring Systems**
- D. Consideration of Proposals for Security Services from Nation Security**

Ms. Burns stated the security items are all generalized so there is no need for a closed session. Ms. Burns stated there were no cameras installed at this location currently. She noted Current Demands does the access systems at most communities they have, and they are very good with their responses. She added they offer overnight monitoring at a lower price then Securitas, which is who they currently use. The monthly service cost is \$120 or \$1,440 annually. She added it is only a one-time cost for the installation of the cameras with Current Demands. She stated the first year would be \$5,060 and every year after is only \$1,440. She noted it will be lower than what they have budgeted. She recommended approving Current Demands proposal and combining it with Nation Security's guard service. She added Nation Security offers seasonal officers.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the Current Demands and Nation Security Proposals, were approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser**

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Ms. Burns asked if the Board had any questions on the Data Sharing and Usage agreement. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Appraiser, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of 2025 Contract Agreement  
with Polk County Property Appraiser**

Ms. Burns asked for any questions on the 2025 Contract Agreement with the Polk County Property Appraiser. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the 2025 Contract Agreement with the Polk County Property Appraiser, was approved.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Arbitrage Rebate Report for  
Series 2022 Project Bonds from AMTEC**

Ms. Burns stated the district must demonstrate they do not earn more interest than what they pay on the bonds. She asked for a motion to accept.

On MOTION by Ms. Cassidy, seconded by Ms. Henley, with all in favor, the Arbitrage Rebate Report for Series 2022 Project Bonds from AMTEC, was approved.

**NINTH ORDER OF BUSINESS**

**Ratification of Streetlighting Agreements with  
Duke Energy**

Ms. Burns stated there were some additional lights that were added to a previously approved street lighting contract, however there were some lights that were not included that needed to be fixed.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Streetlighting Agreements with Duke Energy, were ratified.

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**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock had nothing further to report.

**B. Engineer**

There were no comments at this time.

**C. Field Manager's Report**

Mr. Smith reviewed the Field Managers Report. He stated the perimeter fence repairs have been completed and leftover material have been stored. He added pressure washing will start soon to remove dirt from the fence. He noted they have been having issues with the pond vendor. He added the amenity is going well.

**i. Items Relating to Aquatic Maintenance Services**

**a. Consideration of Renewal of Agreement with Solitude for Aquatic Maintenance Services**

Mr. Smith stated Solitude has sent over a renewal for their contract, but they have had performance issues, so they brought new proposals to the board. He stated Solitude's current contract is cheaper at \$13,154 and AWM is \$16,800. He recommended to switch the vendors as Solitude has not been performing well.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the termination of Solitude for Aquatic Maintenance Services, was approved.

**b. Consideration of Proposal for Aquatic Maintenance Services from Aquatic Weed Management, Inc.**

On MOTION by Ms. Roden, seconded by Ms. Roden, with all in favor, the Proposal for Aquatic Maintenance Services from Aquatic Weed Management, Inc., was approved.

**ii. Consideration of Proposal for Solar Light Installation at Mailboxes**

Mr. Smith asked for a motion to approve the solar lights.

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On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Proposal for Solar Light Installation at Mailboxes, was approved.

**D. District Managers Report**

**i. Approval of the Check Register**

Ms. Burns presented the check register included in the agenda package for review. She offered to answer any questions the Board may have.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Burns stated the financial statements were included in the agenda package for review. There is no action necessary from the Board.

**ELEVENTH ORDER OF BUSINESS      Other Business**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS      Supervisors      Requests      and      Audience  
Comments**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS      Adjournment**

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Heath, seconded by Ms. Cassidy, with all in favor, the meeting was adjourned.

*Jill Burns*

Secretary/Assistant Secretary

Signed by:

*Rennie Heath*

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Chairman/Vice Chairman