

**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 on **Wednesday, April 16, 2025**, at 2:02 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Henley
Lindsey Roden
Kristin Cassidy

Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Katie O'Rourke
Roy Van Wyk
Joel Blanco

District Manager, GMS
District Manager, GMS
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. Three 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 February 19, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 19, 2025, Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the February 19, 2025, Board of Supervisors Meeting, were approved.

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FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-03
Approving the Proposed Fiscal Year
2025/2026 Budget (Suggested Date: July 16,
2025), Declaring Special Assessments, and
Setting the Public Hearings on the Adoption
of the Fiscal Year 2025/2026 Budget and the
Imposition of Operations and Maintenance
Assessments**

Ms. Burns stated that this Resolution 2025-03 was up for consideration. Ms. Burns added they were doing a mailed notice that declared special assessments, then set a public hearing on adopting the budget and imposing O&M assessments. She noted that the process would provide a preliminary budget, including their CAP amount. The budget would then be sent to the city or county at least 60 days before the public hearing date that the Board had set. Ms. Burns noted the Board would adopt a budget later in the summer for Fiscal Year 2026, which covered October 1, 2025, through September 20, 2026.

Ms. Burns noted that the Capital Reserve stated that they start charging once all the homes are under construction. Ms. Burns stated they had proposed an increase they think they can lower when they get to the final budget adoption. With the existing budget, there were line-item increases that they needed to consider. She noted they had added a few things based on resident requests and had included a budget for holiday lighting for the District. She said that was a popular request for communities not paying for holiday lighting. Ms. Burns stated they had included a line item to have a professional company come and install some lighting at the Amenity Center and the entrances, based on the availability of the budget. Ms. Burns added that they were able to decrease the security line item. She stated they had paid for overnight monitoring cameras. The budget contemplates coverage during peak hours seasonally, as well as overnight gardening. Ms. Burns stated that some of the contingencies were a bit high for notice purposes, but they had included them to give flexibility. She added that landscape maintenance had been increased for all areas. She noted that certain areas were not built and installed for the current year, so they weren't budgeted for a full year. She added about \$30,000 for landscape maintenance for a full-year contract. Ms. Burns noted the water bills were higher than was contemplated. They had gone from \$10,000 to \$36,000 based on actual usage. Ms. Burns stated they could lower or remove field

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contingencies, general repair and maintenance, and the capital reserve for at least a year. Then once the community was fully built and all homes were closed, they would be within the number.

A Board Member asked if there was any carry-forward surplus expected this year. Ms. Burns answered and said they would look at it when they did the final budget. She added that they did not count on having a carry forward surplus when they were doing the preliminary budget. Ms. Burns stated they would likely withdraw from the capital reserve for one more year because around 100 lots were still under construction.

Board member asked if there had been any discussion regarding the insurance costs and what they expected about the slight increase. Ms. Burns answered that they had been given a 12% to 15% increase in insurance costs. She added that if they looked at property insurance based on the actual amount for the current year, they said it would be in the 12% to 15% range.

Board member stated that the only two new line items were the capital reserve and the holiday lighting, other than operations costs. He asked if they would hold a public assessment hearing and if her notice was sufficient. Ms. Burns stated the notice amount would be the previous notice amount. The proposed annual increase was \$23,362. She asked if the Board had any questions.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments for July 8, 2025 at 11:30 a.m., was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing further to report.

B. Engineer

There being no comments, the next item followed.

Field Manager's Report

Mr. Blanco reviewed the Field Managers' Report. He stated they had done landscaping reviews throughout the District. He noted that much of the landscaping remained in satisfactory

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condition. He indicated that it was tidy, including the contracts, and the landscaping beds had been detailed at both entrances. He said that the hanging branches had been cut back from the railing and at the roundabout on Viceroy Court, and that some of the flax lilies were found stressed and declining at the Cottontail Blvd. entrance. He noted that they were also reviewing the area and the irrigation zone. Mr. Blanco stated that they would advise the Board on any findings with the landscaping at the next meeting. He added they had also conducted pond reviews throughout the District, so the new Aquatics vendor started on March 1st, servicing all the ponds.

Mr. Blanco noted that the ponds were found in excellent condition, most, if not all, were free from algae. Mr. Blanco said that any present submersive weeds were treated, and the water quality was very bright blue and clear. The vendor removed all barriers around the ponds as the construction and most of the ponds were completed. Mr. Blanco stated that they had not spotted any ponds with trash at the edges during reviews. He noted they coordinated with their maintenance staff to remove all the waste and conduct amenity reviews in the ponds. Mr. Blanco said that the pool area remained in satisfactory condition and was consistently clean and free of trash. He noted that the playground area remained free of trash and was in operable condition. Mr. Blanco said that the dog park waste stations were serviced. Mr. Blanco stated that they were coordinating with their maintenance staff to fill the holes in the area with rocks and then fill them with dirt. He said three concrete slabs needed replacement on the Cottontail Blvd. entrance, and four street signs on their side needed to be straightened.

Board member asked if they had received any estimates for the sidewalk and downed fence repairs. Mr. Blanco replied that the downed fence was in four sections. The slats and all of the material were currently in place; it was just a matter of getting it together. Mr. Blanco stated that he could get quotes and have them at the next meeting on repairing the sidewalk. He felt certain that the maintenance staff could do the job. Ms. Burns stated that because it was a potential trip hazard, it needed to be addressed and not wait another 30 days.

C. 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.

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On MOTION by Ms. Roden, seconded by Ms. Cassidy, 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.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Resident (2859 Waterlily Way) stated they had frustration about who to contact. Resident noted that the CDD was sent to the HOA, but the HOA said it was the amenity, etc. He wanted to know where he needed to send his concerns. He added that there were people trespassing at the pool and the amenity center, and that it was a real concern for all homeowners. The resident was very concerned about approximately 30 kids, who were not CDD residents, fighting in the pool area. Officers were called. He added that the kids were jumping the fence, then opening the gate to let other non-residents inside. The resident stated that he had always had a good response from Mr. Blanco when addressing concerns. Another concern of the residents is the mailbox area being dark. He said there was no electricity there. He added that the dog park, as well, had no lights. The kids' playground had no lights. The resident explained that some parents might like to bring their kids to the park in the evening because that is their only opportunity. He noted that many residents work until 6:00 or 7:00 pm and would like to enjoy going to the dog park or the playground, but with no lights, it is unsafe.

Ms. Burns addressed the concerns starting with the lights in the amenity. She stated that the amenity hours were from dawn to dusk. If it is dark outside, the amenities are not open, and people should not be there. She added that that was why the area was not well lit. She said having lights available invited people to use the area after hours. Ms. Burns noted that if the Board wanted to consider lighting options at the amenities, that could be done, but they are not lit because residents should not be in the areas after dark. Ms. Burns asked Mr. Blanco if there were solar lights where the mailboxes are located.

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Mr. Blanco stated that the Board had approved the solar lighting at the previous meeting. He added that he had the materials in process and would have the maintenance install them.

Ms. Burns said solar lights would be installed to ensure the area was illuminated. Ms. Burns addressed the HOA versus the CDD correspondence. She stated that there were certain things that each was responsible for. Ms. Burns noted they were happy to provide the correct person to contact to address the issue. Ms. Burns addressed the security at the pool. She said the Board had approved security during peak hours from Memorial Day to Labor Day. She added that the contract had been approved, and they were scheduled to have guards in place. She said they didn't want to disclose the hours because they don't want people to know when they will be there versus when they will not. Ms. Burns noted that she could check with the Board to see if they could start earlier. Ms. Burns said that there were motion detectors from 8:00 pm to 8:00 am when the facility was closed to alert if anyone was there after hours. The person would be asked to leave. If they do not go, the police will be contacted. Ms. Burns stated that they rarely have to call the police. Ms. Burns noted that if residents see kids jumping the pool fence during the day, they should contact the police. It is a crime to trespass.

Resident expressed concern about the fighting. Ms. Burns noted providing a brief description of the incident, including time, etc. An example would be smoking or vaping. Send an email stating the date, time, and incident, and they could look at the camera and see who it was. They would issue a warning. The music being played should be reported. Ms. Burns noted that every resident had been given a copy of the rules when they got their amenity card.

Resident mentioned a house being rented across the street and the renters having access to the amenities. Ms. Burns added that the renters would have access to the amenities for the duration of the lease. But only one could use the amenities, the owner or the renter.

Ms. Burns added information about the security cameras. She noted that the cameras were recording, but because of the expense of paying someone to monitor them 24/7, they were not constantly monitored. If a resident witnesses an incident, send correspondence of the incident, date, time, etc. She stated again that there would be extra security that would begin Memorial Day through Labor Day.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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On MOTION by Ms. Roden, 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