

**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, December 17, 2025**, at 11:00 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley	Chairperson
Lindsey Roden	Vice Chairperson
Jessica Spencer	Assistant Secretary
Kristin Cassidy	Assistant Secretary
Emily Hazelrig	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period. Hearing no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Administration of Oaths of Office to Newly Elected Board Members – Bobbie Shockley (Seat #1), Jessica Spencer (Seat #2) & Emily Hazelrig (Seat #5)(Landowners' Election held on November 19, 2025)**

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Ms. Burns administered the oath of office to Bobbie Shockley, Jessica Spencer, and Emily Hazelrig. Ms. Hammock offered to answer any questions the Board might have on the Public Records law, Sunshine law, or Ethics law.

B. Consideration of Resolution 2026-06 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated this resolution outlines the results of the Landowners' Election held on November 19, 2025.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-06 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Ms. Burns stated after every Landowners' election they do a resolution reelecting officers.

D. Consideration of Resolution 2026-07 Electing Officers

Ms. Burns stated previously Ms. Shockley was serving as the Chair, Ms. Roden was the Vice Chair, and the other three Supervisors were Assistant Secretaries along with George Flint and Ms. Burns was Secretary. The Board agreed to keep that the same.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-07 Electing Officers as slated above, was approved.

E. Consideration of Resolution 2026-08 Extending Board Seat Terms to Coincide with Election Years

Ms. Burns presented Resolution 2026-08, which is extending Board seat terms to coincide with election years.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-08 Extending Board Seat Terms to Coincide with Election Years, was approved.

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FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 15, 2025 Board of Supervisors Meeting & the November 19, 2025 Landowners' Meeting

Ms. Burns presented the minutes from the October 15, 2025 Board of Supervisors meeting and the November 19, 2025 Landowners' meeting. She asked for any questions, comments, or corrections.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Minutes of the October 15, 2025 Board of Supervisors Meeting and the November 19, 2025 Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-09 Adopting Amended and Restated Rules of Procedure for the District

Ms. Burns presented Resolution 2026-09. She explained that these Rules of Procedure are only being updated for statutory changes, recent changes to Florida law, and minor correction items. Ms. Hammock provided some examples of the changes.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-09 Adopting Amended and Restated Rules of Procedure for the District, was approved.

Ms. Burns asked to close the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Closing the Public Hearing, was approved.

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SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-10 Adopting an Amended Meeting Date & Time for Remaining Fiscal Year 2026 Board Meetings

Ms. Burns presented Resolution 2026-10. She noted they currently meet the third Wednesday of the month, but there is conflict with that date and they are requesting to change it to the fourth Thursday of the month at the same time.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-10 Adopting an Amended Meeting Date & Time for Remaining Fiscal Year 2026 Board Meetings, was approved.

SEVENTH ORDER OF BUSINESS

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

Ms. Burns stated under Internal Revenue Code the District has to demonstrate that they don't earn more interest than they pay on the bonds. She explained that this is a required report annually under the Trust Indenture. She pointed out on page four it shows a negative arbitrage amount listed. She noted it is an independent report.

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

EIGHTH ORDER OF BUSINESS

Consideration of 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated this is an agreement required by the property appraiser that they need to have in place in order to collect their assessments on the county tax bill each year. She explained that this item is more administrative for their office.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

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NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing additional to report. She reminded the Board that their ethics training is due by the end of the year.

B. Engineer

Mr. Arrington had nothing to report.

C. Field Manager's Report

Mr. Blanco reviewed the Field Manager's report. He noted they completed the amenity pressure wash of the pool deck and pool furniture, they completed the sidewalk repair on Red Fox Lane, they completed the trimming of the amenity palms, they refreshed the mulch and completed holiday light installation prior to trimming the palms, and they completed the holiday light installation prior to the holiday season. He also noted they are scheduling replacing current playground hinges with self-closing spring hinges for both entrances and they are scheduling pressure washing of playground equipment and gate.

C. District Managers Report

i. Approval of the Check Register

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

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

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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ELEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Resident (Lawrence Lynch) commented on his neighbor's animal, parking, commercial vehicles, and residents parking on corner.

Resident (Vernadina Lynch) commented on parking issues on the streets.

Ms. Burns explained the steps to put the street parking and towing policy in place. She that it would designate all the roads where parking is allowed and isn't allowed, there will be no on street parking other than where indicated, there will be signs, single side parking so vehicles can get through, they will tow vehicles parked in areas not allowed, no overnight parking and commercial vehicles parked overnight even in allowed areas will be towed. She stated the policy will be sent to residents to clearly outline the details.

The Board set the public hearing for February 26, 2026 at 11:00 a.m. on parking and towing policies.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Setting a Public Hearing for February 26, 2026 at 11:00 a.m. on Parking and Towing Policies, was approved.

TWELFTH ORDER OF BUSINESS Adjournment

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

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the meeting was adjourned.

Jill Burns
Secretary/Assistant Secretary

Signed by:
Bobbie Shockley
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Chairman/Vice Chairman