

**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 **Thursday, April 23, 2026** 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
Roy Van Wyk <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS
Matt Fisher	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

**Approval of Minutes of the February 26, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 26, 2026, Board of Supervisors meeting. She asked for any questions, comments, or corrections.

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On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Minutes of the February 26, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-12 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget (Setting Date: July 23, 2026)

Ms. Burns presented Resolution 2026-12 which approves the proposed Fiscal Year 2027 Budget and sets a public hearing for July 23, 2026. The proposed budget includes several increases: \$6,000 was added for a reserve study because District-owned property is now complete and the amenities are open; landscape maintenance, landscape replacement, and lake maintenance were also increased; and amenity electric and water costs were adjusted based on actual expenses. The assessment would increase by \$69.89 per lot, from \$1,030.11 to \$1,100, but this remains within the previously noticed amount, so no mailed notice is required. All 577 units are subject to the same platted lot assessment rate.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-12 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget on July 23, 2026, was approved.

The Board discussed changing the meeting time for the public hearing from 11:00 a.m. to 11:30 a.m.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Reconsidering Resolution 2026-12 Approving the Proposed Fiscal Year 2026/2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget and Modifying the Meeting Time for the Public Hearing to Adopt the Fiscal Year 2027 Budget to 11:30 a.m. on July 23, 2026, was approved.

FIFTH ORDER OF BUSINESS

Presentation of Fiscal Year 2025 Audit Report

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Ms. Burns reviewed the Fiscal Year 2025 audit report. The audit summary stated that there were no instances of non-compliance and no findings, and the audit was considered clean. The report will be submitted to the state before the June 30 deadline, and the Board was asked to approve acceptance of the independent audit.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk reminded the Board about the required ethics training.

B. Engineer

Mr. Arrington reminded the Board that under the District’s goals, all District facilities must be reviewed. That review is expected to take place over the summer, likely within the next couple of months.

C. Field Manager’s Report

Mr. Blanco stated several maintenance items were completed, including repairs to the dog park playground, installation of additional lighting on a monument along Broadway Boulevard, and placement of parking policy signs, including signs in the amenity parking area. The landscaping has recovered well, looks good overall, and no replacement work is currently being proposed.

D. District Managers Report

Ms. Burns informed the Board that Downtown Tow, the District’s towing vendor, is dissolving and can no longer provide service. A termination letter had already been sent, and the District contacted a replacement vendor, New Generation, which is local and has been used successfully elsewhere. To avoid waiting until the next meeting, the Board was asked to ratify the termination of Downtown Tow and authorize counsel to prepare an agreement with New Generation for the Chair to sign.

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On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Termination of Services with Downtown Tow, Authorizing District Counsel to Draft an Agreement with New Generation & Authorizing Chair to Sign the Agreement, was ratified.

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. Shockley, 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.

iii. Presentation of Number of Registered Voters – 310

Ms. Burns stated the District currently has 310 registered voters, which exceeds the 250-voter threshold. However, because the District was established in 2021 and has not yet reached the required 6-year mark, it has not met the full threshold yet, so the matter will continue to be monitored next year.

SEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Appointment of Audit Committee

Ms. Burns asked for a motion to appoint the Board as the Audit Committee.

