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**, **June 25, 2026** at 11:04 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 *by Zoom*	Vice Chairperson
Jessica Spencer	Assistant Secretary
Kristin Cassidy	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Megan Birnholz-Couture *by Zoom*	District Counsel, Kilinski Van Wyk
Chace Arrington *by Zoom*	District Engineer, Dewberry
Joey Duncan *by Zoom*	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS
Matt Fisher	Field Manager, GMS
Christine Wells	District Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present in-person constituting a quorum, and one Supervisor joined via Zoom.

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 April 23, 2026 Board of Supervisors & Audit Committee Meeting**

Ms. Burns presented the minutes from the April 23, 2026 Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of the April 23, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Ratification of Amended Pool Maintenance Services Agreement**

Ms. Burns reviewed the amended pool maintenance services agreement, which adds a $50 monthly pool fuel surcharge for the pool vendor. She noted the amendment had already been approved and that the Board only needed a motion to ratify it.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Amended Pool Maintenance Services Agreement, was ratified.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Van Wyk stated that Ms. Hancock had prepared a response letter to the HOA regarding assessments on the amenity and would send it out that day.

B. Engineer

Mr. Arrington had nothing to report.

C. Field Manager's Report

i. Presentation of Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing

Mr. Blanco presented the field manager's report. He stated the maintenance team had recently completed several items and did a strong job, with the property looking good overall. Contractor services were also reported as satisfactory, with no issues.

He noted that water valves for the dog park watering stations had been ordered, and they planned to follow up with the vendor on shipping status. Once the valves arrive, a plumber would likely install them. He noted a pending landscaping/fill item that currently looked acceptable, so they were monitoring it and may reduce the amount of work needed to save money.

Mr. Blanco presented the Prince and Sons fuel surcharge letter, explaining that the surcharge percentage would be based on the Florida average at the beginning of the month and applied to the monthly contract rate. They then requested a motion to approve the item.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Letter from Landscape Maintenance Vendor (Prince and Sons) Regarding Fuel Charge Invoicing, was approved.

D. District Managers Report

Ms. Burns discussed a request from the management company for the rental section of Lake Deer to hold a pool event for residents. The event was originally intended for rental residents only, but she clarified that the pool could not be reserved in a way that excluded other Lake Deer residents, so the event would need to be open to all residents.

She explained that the event would be a small pool party with catered food brought in from outside, but no outside vendors, bounce houses, open flames, or similar activities. The event would be limited to the pool deck. Because events on the pool deck are typically treated differently than events held outside the pool area, she recommended that the agreement require the management company to provide a lifeguard.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Authorizing Counsel to draft an agreement allowing the pool event with the lifeguard requirement included, was approved.

i. Approval of Check Register

Ms. Burns presented the check register for Board approval, noting that it was included in the meeting package for review. She asked if anyone had questions.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, 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. Reminder to Board Members to File Form 1's by the July 1, 2026 Deadline

Ms. Burns reminded the Board Members to File Form 1's by the July 1, 2026 Deadline.

SIXTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

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

On MOTION by Ms. Shockley, 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