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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, **September 24, 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
Emily Hazelrig	Assistant Secretary
Kristin Cassidy	Assistant Secretary

Also present were:

Christine Wells	District Manager, GMS
Jill Burns	District Manager
Meredith Hammock *by Zoom*	District Counsel, Kilinski Van Wyk
Matt Fisher	Field, GMS
Rey Malave	District Engineer v*ia Zoom*
Chace Arrington	District Engineer v*ia Zoom*
Joey Duncan	District Engineer v*ia Zoom*

FIRST ORDER OF BUSINESS **Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Wells stated there were no members of the public present at this time.

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THIRD ORDER OF BUSINESS **Approval of Minutes of the July 23, 2026 Board of Supervisors Meeting**

Ms. Wells presented the minutes from the July 23, 2026, Board of Supervisors and Audit Committee meeting. She asked for any questions, comments, or corrections.

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

FOURTH ORDER OF BUSINESS **Consideration of Proposals for Reserve Study Services**

A. Capital Reserve Advisors
B. Reserve Study Advisors

Ms. Wells stated that the Board considered reserve study proposals from Capital Reserve Advisors for $3,250 and Reserve Advisors for $6,450. The FY2027 budget allocated $6,000 for study. Capital Reserve Advisors offered a $950 scheduling discount if approved before October 31, reducing its price to $5,500 and bringing both proposals within budget.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Proposal for Capital Reserve Advisors, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Renewal of Fiscal Year 2027 Maintenance Agreements**

A. Temporary Fuel Surcharge Agreement for Landscape Maintenance Services
B. Temporary Fuel Surcharge Agreement for Pool Maintenance Services

Ms. Wells stated that the Board considered renewing the FY2027 maintenance agreements and extending the fuel surcharges for Prince and Sons and Resort Pool Services through September 30, 2027, as recommended by District Counsel and staff.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Renewal of Fiscal Year 2027 Maintenance Agreements, was approved.

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SIXTH ORDER OF BUSINESS **Ratification of Audit Services Engagement Letter for Fiscal Year 2026 through Fiscal Year 2030 Audit**

Ms. Wells stated that the Board considered ratifying the audit services engagement letter for Fiscal Years 2026 through 2030, including the option for four additional one-year renewals as provided in the agreement.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2026 through Fiscal Year 2030 Audit, was ratified.

SEVENTH ORDER OF BUSINESS **Ratification of Amended and Restated Agreement for Holiday Lighting Services**

Ms. Wells stated that the Board considered ratifying the amended and restated holiday lighting services agreement, which was approximately $40 over the FY2027 budget but could be easily absorbed.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Amended and Restated Agreement for Holiday Lighting Services, was ratified.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hammock had nothing to report but was happy to answer any questions the Board had.

B. Engineer

i. Consideration of Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services from Dewberry

Mr. Duncan stated that the proposed work authorization was similar to the prior year's agreement and established a fixed, not-to-exceed amount of $12,500. The current year's rates were attached, and he requested the Board's approval.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services from Dewberry, was approved.

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C. Field Manager's Report

Mr. Fisher reviewed the field management report, he stated that maintenance staff cleaned algae from the monuments, reattached a restroom partition, restored the dog-watering stations by replacing their valves, and promptly completed vinyl fence repairs. Ongoing work included replacing noisy amenity-area fans and faulty monument solar lights and addressing a sunken curb identified during a field inspection.

D. District Managers Report

i. Approval of the Check Register

Ms. Wells presented the check register which was included in the agenda package for review. She stated that the check register, beginning on page 68 of the agenda packet, covered July 10 through September 10 and totaled $80,532.90. 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. Wells stated the financial statements through August 30th were included in the agenda package for review. There is no action necessary from the Board.

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH 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.

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Signed by:
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Secretary/Assistant Secretary

Signed by:
Bobbie Shockley
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Chairman/Vice Chairman