

**MINUTES OF MEETING
LIVE OAK LAKE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Live Oak Lake Community Development District was held on Wednesday, **February 5, 2025**, at 2:30 p.m. at the West Osceola Library, 305 Campus Street, Celebration, FL 34747

Present and constituting a quorum:

Andrea Stevens
Mel Gray Marshall
Kimberly Locher
Linda Warner

Vice Chairperson
Assistant Secretary
Assistant Secretary
Appointed as Assistant Secretary

Also present were:

Tricia Adams
Sarah Sandy *by Zoom*
Jarrett Wright
Darrin Mossing Jr

District Manager, GMS
District Counsel, Kutak Rock
Field Services, GMS
GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 2:52 p.m. Three Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period. There were no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individuals to Fill Seats 1 and 2**
- B. Administration of Oath of Office to Newly Appointed Supervisor**
- C. Consideration of Resolution 2025-01 Electing Officers**

Items A through C were moved to later in the meeting.

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FOURTH ORDER OF BUSINESS**Approval of Minutes of the November 6, 2024,
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the Board of Supervisors November 6, 2024 meeting. These minutes have been reviewed by District Management and District Counsel.

On MOTION by Ms. Locher, seconded by Ms. Marshall, with all in favor, the Minutes of the November 6, 2024 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Discussion Regarding Certificate of
Substantial Absorption for the Series 2016
Assessments**

Ms. Adams noted this certificate is advising the Trustee that the conditions have been met in order to release the debt service reserve. When the bond for Series 2016 was issued there was a Trust Indenture established. The Trust Indenture identifies compliance matters for the bond. One of the bond requirements is a debt service reserve until 90% of the principal was applied to residential homes have a certificate of occupancy issued. That threshold has now been met, therefore the debt service can be released to the construction account.

On MOTION by Ms. Stevens, seconded by Ms. Locher, with all in favor, the Certificate of Substantial Absorption for the Series 2016 Assessments, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Requisition #20 – Series 2016
Acquisition and Construction Account**

Ms. Adams noted the Board previously approved Resolution 2024-07 regarding the Series 2016 acquisition and construction account and the pending bond requisition. There is infrastructure that has been transferred from the developer to the District, that transfer has already happened and that real property has been conveyed along with the improvements. The value of the conveyance exceeded what was available in the construction account at this time. Ms. Sandy noted when the District hits substantial absorption and the funds are released into the construction account, they would move forward with sending this requisition for further payment of the unfunded portions to date.

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On MOTION by Ms. Stevens, seconded by Ms. Locher, with all in favor, Requisition #20 - Series 2016 Acquisition and Construction Account, was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney****i. Stormwater Ratification Bill O&M Requirements Memo**

Ms. Sandy stated this memo was provided to the District Managers and District Engineers to call to their attention that last year Florida legislature made some updates by the Florida Department of Environmental Protection that changed some of the reporting requirements for stormwater systems, specifically for any stormwater permit that has not been issued or been issued but not yet gone into the operation and maintenance phase. The reporting requirements have increased if the District falls in that category. Ms. Stalder noted anything that has not been turned over yet will qualify which is basically everything moving forward. Ms. Sandy noted she has been working with GMS on closing out Juniper's final invoice.

B. Engineer

Ms. Stalder had nothing further to report. The Vice Chair excused the engineer for the remainder of the meeting.

C. Field Manager's Report

Mr. Wright reviewed the Field Managers Report on page 106 of the agenda package. He updated the Board on midge treatment and recommended focusing on two specific ponds, Redblush and Meadow Edge. Mr. Wright presented a proposal from Bladerunners for plant replacement at neighborhood entrance monuments totaling \$4,524.

On MOTION by Ms. Stevens, seconded by Ms. Marshall, with all in favor, the Bladerunners Proposal for Plant Replacement, was approved.

i. Proposal to Replace Broke Fountain with Solitude Lake Management

Mr. Wright presented a proposal to replace the broken fountain with Solitude Lake Management for \$16,500.

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On MOTION by Ms. Stevens, seconded by Ms. Locher, with all in favor, the Proposal to Replace Broken Fountain from Solitude Lake Management, was approved.

ii. Appointment of Individuals to Fill Seats 1 and 2

Ms. Adams reviewed Resolution 2024-05 from September 2024 declaring seats #1 & #2 vacant. She asked for an appointment to seat #1. Ms. Stevens appointed Linda Warner to seat #1.

On MOTION by Ms. Stevens, seconded by Ms. Marshall, with all in favor, Appointing Linda Warner to Seat #1, was approved.

iii. Administration of Oath of Office to Newly Appointed Supervisor

Ms. Adams administered the Oath of Office to Linda Warner.

At this point the meeting adjourned because the room reservation ended. Any further business items and organizational matters were deferred to the next agenda.

D. District Manager's Report

i. Approval of Check Register

This item was deferred to a future meeting agenda.

ii. Approval of Balance Sheet

This item was deferred to a future meeting agenda.

EIGHTH ORDER OF BUSINESS

Other Business

This item was deferred to a future meeting agenda.

NINTH ORDER OF BUSINESS

Supervisors Requests

This item was deferred to a future meeting agenda.

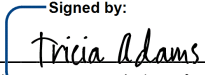
TENTH ORDER OF BUSINESS

Adjournment

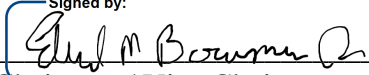
On MOTION by Ms. Stevens, seconded by Ms. Marshall, with all in favor, the meeting was adjourned.

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Signed by:


Secretary / Assistant Secretary

Signed by:


Chairman / Vice Chairman