

**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 Thursday, **May 15, 2025**, at 2:06 p.m. at the Celebration Library, 810 13<sup>th</sup> St., St. Cloud, FL34769

Present and constituting a quorum:

Ned Bowman *by Zoom*  
Linda Warner  
Bob Holesko  
Mel Gray Marshall

Chairperson  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

Tricia Adams  
Katie O'Rourke  
Sarah Sandy *by Zoom*  
Nicole Stalder *by Zoom*  
Jarrett Wright

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 2:06 p.m. Four Supervisors were in attendance with three in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period. She noted there are no members of the public present or present on zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 17, 2025,  
Board of Supervisors Meeting**

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Ms. Adams presented the minutes of the April 17, 2025 Board of Supervisors meeting. She noted the minutes have been reviewed by the District Manager and District Counsel. She offered to take corrections or changes. The Board had no changes to the minutes.

On MOTION by Ms. Warner, seconded by Mr. Holesko, with all in favor, the Minutes of the April 17, 2025 Board of Supervisors Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of the Resolution 2025-02- Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt**

Ms. Adams noted this is for approval of the Fiscal Year 2026 proposed budget and sets a public hearing for July 17, 2025 at 2:00 p.m. at the St. Cloud Community House due to the library not being available. She stated the importance of having a quorum for the Public Hearing. She explained the process of submittal to the county and the appropriate notices that will be publicized according to statutes. She added the fiscal year starts on October 1, 2025 and ends on September 30, 2026. She noted CDDs are required to approve a proposed budget by June 15th according to Florida statutes. She explained the assessment cap would be set by the adoption of Resolution 2025-02. Once notices were sent, the assessments could be lowered but could not be adopted at a higher amount.

Ms. Adams reviewed the proposed budget to include assessments, expenditures, and revenues. She stated there is a proposed assessment increase due to a couple factors, including the developers still evaluating the amount of developer deficient funding, if any. At this point they are not including any developer deficient funding in this budget. Other factors include increased expenditures in field management expenses such as midge management and irrigation issues. She covered the platted property assessed on the tax roll, and unplatted tracts and undeveloped property at \$42,840.

Board comment was made on the 532 lots anticipated for the unplatted lands and the breakdown of how many 50 and how many 75 lots there were. Ms. Adams noted this was probably in the development plan and it would be broken out in the Engineer's report. Ms. Sandy stated she would get the information. Mr. Bowman commented on a motion to revert back to assessing the unplatted lands at the same level as the platted lands, as the District had done up until a few years ago.

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Discussion was held on the platted property paying their share of the administrative and field expenses. Ms. Sandy added that for the past few years the O&M assessments to the unplatted property has been based on an allocation of only the administrative portion of the O&M budget, which resulted in an EAU of 0.19 for each anticipated unit and changing the unplatted to be assessed the same as the platted lands would result in the same EAU factors being used for both the platted and unplatted. Mr. Bowman asked that unplatted pay their full part of the administrative and field expense and this would lower the amount of the assessments for the remaining lots. Ms. Adams noted this would be included in the motion to approve the budget. The overall assessments to the remaining platted lots will be reduced if this is approved. Ms. Sandy stated of the 532 units there are anticipated to be 489 of the 50 foot and 43 of the 70 feet.

Further discussion was held on the duplexes and products and the phases included. The platted property was discussed for tax roll assessments.

Ms. Adams reviewed the fees, liability insurance, general liability policy, and noted the current total budget is \$140,527,000 and the proposed budget is \$142,872,000. She reviewed adjustments that have been made including actual spending, anticipated expenses, the narrative, dissemination 3% increase, the attorney fees reduced to 25,000. Board member Warner asked if it was more cost effective for attorney to be on a retainer. Ms. Adams noted the attorney is currently on an as needed basis. Ms. Sandy explained they work at the direction of the Board.

Other topics include annual audit fees, Trustee fees, District management at 3% increase, technology at a 3% increase, new line item is rentals and leases for meeting location flexibility, and insurance amounts estimates, field expenses proposed 3% increase, property insurance, service provider agreements costs and options, midge management is the biggest change in budget to \$105,000/year. Other discussion was held on aerator programs, landscape maintenance, landscape repairs, irrigation expense increase, water restrictions, questions on design of system for irrigation as a supplement, how much water the trees need and recommendations, capital reserves, net and gross assessments, early payment discount,

Ms. Adams stated O&M assessments for duplexes will increase to \$509.67 annually. She explained the changes in allocation to the O&M assessments on the unplatted property discussed by the Board previously will adjust the amount in O&M assessments for the other platted units. Several infrastructure projects were discussed. Ms. Gray Marshall commented on concerns on the ponds with no homes on them for midge control and the added responsibility and costs, the

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stormwater improvements, and obligations on ponds the District is not using. She noted she did not vote in favor of that.

Extended discussion was held on how these are paid, the acquisition agreement, and Ms. Gray Marshall was concerned cost to the residents of the duplexes is out of control and unreasonable for the residents. Further discussion on the unplatted property assessments and administrative and field payments to increase their O&M assessment allocation to be equal to the platted property payments.

She noted the proposed budget needs to be approved today and it can be adjusted but not increased. The midge treatments will be for 6 total ponds from February – October. He noted for 1 pond the cost is \$13,000 and named the ponds to be treated. Concerns were noted for the residents that will pay an increase for the midge treatments with an increase in assessments.

The remainder of the budget was covered including the debt service fund, payment for interest & principal, the amortization schedule, 973 units were included on the tax roll for the Series 2016 debt service, final payment for the Series 2016 bond is a 30-year bond due in May 2047.

Ms. Adams reviewed the changes will be assessing the anticipated lots on the unplatted property at the same EAU rate as the platted lots. This will change the per unit assessment. It was noted the Contingency line item is used for unexpected severe weather repairs, needed stormwater repairs, or other issues for repair. It was noted there were no payments from contingency this year. Ms. Sandy reviewed the preliminary estimates for the O&M Assessments based on the change in allocation from the Board will be duplex at \$379, the 50 feet at \$542, the 70 feet at \$758; provided however, such amounts would be subject to final review and confirmation by GMS. Ms. Adams noted the proposed budget must be approved by June 15. It was noted anyone present must vote and cannot abstain.

*\*Mr. Bowman left the meeting during the budget discussion and future action does not include his participation.*

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On MOTION by Mr. Holesko, seconded by Ms. Warner, with Mr. Holesko and Ms. Warner in favor and Ms. Gray Marshall Opposed, Resolution 2025-02 Approving the Fiscal Year 2026 Proposed Budget, Subject to Updating the Budget and O&M Assessment Allocation as Discussed During the Meeting, and Setting the Public Hearing to Adopt for July 17, 2025 at 2:00 p.m.. at the St. Cloud Community House, 716 Indiana Ave., St. Cloud, FL, was approved 2-1.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Mobility Fee Interlocal Agreement (Twin Lakes and Reserve at Twin Lakes and Reserve at Twin Lakes) By and Between Osceola County, Florida and City of St. Cloud, Florida Joined for Limited Purposes by Narcoossee Land Ventures, LLC and Live Oak Lake Community Development District**

Ms. Adams noted this is relative to the annexing project the Board members are aware of where the city of St. Cloud in annexing portions of property in Osceola County. She noted Ms. Sandy has been working on the Interlocal agreement and a draft has been developed.

Ms. Sandy presented this to the Board. She noted she has shared this with the chair. She noted the draft intends to have the city recognize the mobility fees and abide by the agreements in place. She added the CDD has a minor part in this agreement with Pond 19 that will be built as a part of the CDD stormwater system, and the obligation will be on Narcoossee funding and/or causing the construction of the pond.

After Board discussion this will be approved in substantial form with authority to the chair to work with District staff to finalize and execute the agreements.

On MOTION by Ms. Warner, seconded by Mr. Holesko, with all in favor, the Mobility Fee Interlocal Agreement, with Authority of the Chair to Work with the Staff to Execute the Agreement, was approved in substantial form with authority to the Chair to work with District staff to finalize the agreement and execute the same.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Sandy stated she had nothing further to report.

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**B. Engineer**

It was noted there was not an engineer's report.

**C. Field Manager's Report**

Mr. Wright reviewed the Field Managers Report to include irrigation review, water schedule programming and repairs, issues with the front entrance median, decoder not programmed, updates on progress on the issues, installation of irrigation nodules adjustments, regular maintenance schedules, ferritization treatments, weeding treatments, irrigation enhancements, plants dying with issues due to valve turned off by another vendor, ornamental grasses cut back and design plans for future, other irrigation issues, landscaper irrigation maps needed, diffusers models for water, aerators, \$1,500 for midge treatments brought to next meeting, and a request for bullet points needed for field managements issues.

Board questions were asked about the size of ponds and number of aerators needed, electricity costs, decibel level issues from nearby residents, recommendations and options to address the issues, area of the cutting trees, last meeting a resident made comment on cutting of trees, Mr. Wright does not know what happened and who cut the trees, and recommendations on having the engineer review the issue.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Adams presented the check register from April 10- May 1, 2025 totaling \$59,478,70. The register is attached for services contract, professional staff und utilities.

On MOTION by Mr. Warner, seconded by Ms. Gray Marshall, with all in favor, the Check Register, was approved.
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**ii. Approval of Balance Sheet**

Ms. Adams presented the unaudited financials through the end of April. These are for information purposes only. She noted they are near fully collected. No Board action is required.

**iii. Presentation of Registered Voters- 1,457**

Ms. Adams noted the number of registered in the District was at 1,457 as of April 15, 2025.

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**iv. Discussion of Meeting Location**

Ms. Adams presented the options for meeting on the 3<sup>rd</sup> Thursday at 2:00. She explained the St. Clouds library room they had used is too small and there are capacity issues. She mentioned the larger option close to the CDD at American Legion, city of St. Cloud, and the Wyndam hotel. Another issue is the next meeting is on a holiday. Further notice will be given on locations for meeting spaces for a capacity..

Ms. Adams stated that Mr. Bowman had some request, but they will push to the next meeting due to his not being in attendance.

**SEVENTH ORDER OF BUSINESS****Other Business**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS****Supervisors Requests****A. Review of Landscape Design at Entrance on Nolte Road****B. Review of Irrigation Issues**

These were not discussed.

**NINTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Holesko, seconded by Mr. Gray Marshall, with all in favor, the meeting was adjourned.

Signed by:

*Tricia Adams*

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Secretary / Assistant Secretary

Signed by:

*Mr. Bowman*

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Chairman / Vice Chairman