

**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, **June 19, 2025**, at 2:00 p.m. at the Ramada by Wyndham Hotel & Waterpark, 2261 East Irlo Bronson Memorial Hwy, Kissimmee, Florida.

Present and constituting a quorum:

Ned Bowman	Chairperson
Linda Warner	Vice Chairperson
Bob Holesko	Assistant Secretary
Mel Gray Marshall <i>joined late by Zoom</i>	Assistant Secretary
Andrea Stevens <i>by Zoom</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Sarah Sandy <i>by Zoom</i>	District Counsel, Kutak Rock
Nicole Stalder <i>by Zoom</i>	District Engineer
Jarrett Wright	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 constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Resident Shelly Payne Lewis (2724 Greenlands St.) stated she has been requesting that the meetings be moved closer to the District for two years. She noted the Veteran's Memorial Library was a great place for the meetings to be held. She suggested the meetings get moved to Twin Lakes and the Board send public notices to inform the District of the change in meeting location. She

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added that she has been advocating for midge control for years and it has still not happened. She asked if what was on the agenda today was the aerators.

Resident Nancy Tomberlin (2683 Midsweet Ave., Twin Lakes) stated she also thinks the meetings should be closer to Twin Lakes and the midge flies are out of control.

Resident Patricia Kaufman (5017 Fallglo Way) agreed with Ms. Tomberlin and asked the Board to go out and see how bad the midge flies are.

Resident J.R. Wagner (2656 Redblush Terrace) stated he cannot use his front door because of the midge flies.

Resident Sandra Davis (2827 Redblush Terrace) stated she has lived in other District for 30 years and has never seen midge flies until she moved into Twin Lakes. She noted she believes there are not as many mosquitos because of the midge flies.

Resident Grace Ding (2675 Midsweet Ave.) emphasized how bad the midge fly problem is. She asked if other communities had this issue and if there is anything they can do to help this issue.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 15, 2025, Board of Supervisors Meeting

Ms. Adams presented the minutes of the May 15, 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 Mr. Bowman, seconded by Mr. Holesko, with all in favor, the Minutes of the May 15, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of the Resolution 2025-03 Resetting the Date, Time and Location of Budget Adoption Public Hearing

Ms. Adams presented the resolution on page 13 of the agenda package. She stated they originally hoped to hold the hearing at the library, however, it was not available. She added they are looking to keep the same date and time for the meeting and change the location to the Ramada by Wyndham Hotel & Waterpark, 2261 East Irlo Bronson Memorial Hwy, Kissimmee, Florida.

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On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, Resolution 2025-03, Resetting the Date, Time and Location of Budget Adoption Public Hearing, was approved.

** Supervisor Mell Gray Marshall joined the meeting at this time.*

Ms. Warner asked about holding the meetings at Twin Lakes. Ms. Adams stated they can talk to the HOA about holding it there and posting the code to get into the community at the door until the meeting is over to ensure public access.

Ms. Sandy stated if they were to do this, they would need to post signage with directions on where to go. Mr. Bowman suggested to have a phone number where the sign is posted for the public to call if they have problems with finding the meeting room.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04 Declaring Special Assessments to Fund the Fiscal Year 2026 Budget and Setting the Public Hearing

Ms. Sandy presented the resolution on page 16 of the agenda package. She stated this resolution tweaks the resolution they approved at the last meeting and changes to how the assessments are allocated among the platted vs. unplatted properties. She noted on page 20 is the budget with a chart that shows the assessments by unit type, unit count, ERU, and the gross per unit from 2022-2026.

Ms. Warner asked if the developer will be assessed with the unplatted and platted lots. Ms. Adams stated the unplatted properties are assessed the same as the platted lots.

Ms. Marshall stated she does not think it is fair that certain houses will be absorbing so much money in the budget and believes they should find ways to decrease the assessments for their community. She added she will not be in favor for this motion because she does not agree with the budget.

Ms. Adams noted the Board only approved the cap on the budget and the budget will not be adopted until the public hearing.

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On MOTION by Mr. Bowman, seconded by Mr. Holesko, with Mr. Bowman, Mr. Holesko, Ms. Warner, and Ms. Stevens in favor and Ms. Marshall opposed, Resolution 2025-04 Declaring Special Assessments to Fund the Fiscal Year 2026 Budget and Setting the Public Hearing Date, was approved 4-1.

Ms. Adams reviewed the budget for the Board. She noted there are some items that are subject to change and the Board can increase or reduce line items throughout the budget but noted the per unit assessment cannot increase above what was approved with the proposed budget . She started with the Revenues and Expenses, stating that the majority of the special assessments are collected on the tax roll, and they are proposing \$686,439 for the fees. She added the platted lot assessments are the same as the unplatted lot assessments. They added a line item for room rental expenses to cover the costs of room rental fees for Board Meetings. The total administrative costs proposed is \$142,872. She noted the expenses and administration are the costs to operate the District in accordance with Florida Statutes and in accordance with the Trust Indentures for the bonds that have been issued.

Ms. Adams stated they have currently allocated \$20,000 for midge management, however, to allow the Board to increase the number of tools to manage the midge population, they will need to increase the line item to \$105,000. She noted the only other change was based on irrigation because they have been through consistent droughts, and the irrigation costs have been adjusted based on historical usage.

Mr. Holesko asked if the \$100,000 was for the aerators or the treatment. Ms. Adams stated it will be a 12-month programs that has several different treatments based on future Board approval.

Resident Payne Lewis (2724 Greenlands St.) asked if they Board can open up for public comments.

The Board agreed and Ms. Adams opened the meeting up for public comments.

Resident Nancy Tomberlin (2683 Midsweet Ave.) asked if the CDD is only Twin lakes or if it is a larger area that is scattered around the lakes. Mr. Bowman stated they manage the ponds, and the rest is managed by the HOA.

Resident Shelly Payne Lewis (2724 Greenlands St.) asked if the communities around them are owned by the CDD. Mr. Bowman stated they were.

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Resident Nancy Tomberlin (2683 Midsweet Ave.) asked if the reserve pond is having midge fly problems. Mr. Wright stated the midge's presence are more prominent in Twin Lakes.

Ms. Adams closed the meeting to public comments.

SIXTH ORDER OF BUSINESS

Review and Acceptance of the Fiscal Year 2024 Financial Audit Report

Ms. Adams noted Florida Special Districts are required to undergo an annual financial audit of all of the District's financial records for the year and is due by June 30th. She stated on page 84; Board Members can find the letter to management and the report of the financial records. She noted there were no findings or recommendations found in the audit and is characterized as a clean audit.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, Accepting the Fiscal Year 2024 Financial Audit Report, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated she had nothing further to report.

B. Engineer

i. Ratification of Work Authorization 2025-1 Annual Stormwater Report

Ms. Stalder presented Work Authorization 2025-01 to the Board. She stated they are working on the Annual Stormwater Report now and they will have it back to the Board by the end of the month. Ms. Adams noted the annual stormwater report is required by the indenture and the total fee for the task if \$4,500.

On MOTION by Mr. Holesko, seconded by Ms. Warner, with all in favor, Work Authorization 2025-1 Annual Stormwater Report, was ratified.

Mr. Holesko asked them to make sure they do not have an excess of debris in Phase 3 like they did when they built in Phase 2.

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Ms. Marshall asked Mr. Wright if he had gotten back to the homeowners who had seen trees and branches down in the wetlands and how to stop the bald spots in sod in the wetlands from popping up. Mr. Wright stated they were not able to figure out who cut the trees or branches; however, it has begun to grow back in those places. He added the bald spots are all on slopped areas and they are looking at proposals to fix these areas. She asked if they could look into getting a bigger sign to prevent this from happening again.

Mr. Bowman gave his direction to Mr. Wright to look into bigger signs for the wetlands.

** Ms. Stalder left the meeting at this time.*

C. Field Manager's Report

Mr. Wright reviewed the Field Managers Report. He stated the overall condition of the landscaping has improved, however, there are areas that will not recover, and they are being identified for future replacement. He added the irrigation repairs on the North and South controller have been ongoing and there are multiple line breaks that are being repaired. He noted the hedges on pond 10 were trimmed to promote healthy growth and balance the aesthetic.

Mr. Wright continued with fountain items, stating the pond 3 fountain was replaced and the pond 2 fountain is listing due to an issue with a broken float. He added the old floats from pond 3 will be used to replace the damaged components.

i. Consideration of Proposals for Midge Control

Mr. Wright reviewed the proposals for midge control. He stated midges are attracted to newer ponds and over time the problem will get better. The first proposal is for monthly treatments for all 23 ponds in the community for \$89,015.15. The second proposal is for \$35,379.75, and the third proposal is for \$66,955.80. He recommended going with the option for \$35,379.75 because it takes care of all of the ponds that need work.

Ms. Warner asked when another batch of beneficial midge eating fish will be ready to put in the pond. Mr. Bowman stated they need to take the game fish that eat the beneficial fish out of the pond.

Mr. Wright recommended to have the Board approve the proposal for \$35,379.75 and allowing them to get proposals for the Midsweet pond and to look into potential fish restocking. He noted this will allow them to work with \$50,000 to look at aerator options.

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Mr. Bowman asked if they had a price for the electricity. Mr. wright stated they are still working on it but believes it will be between \$5,000-\$10,000.

Resident Shelly Payne Lewis (2724 Greenlands St.) stated she has been asked for the pond on Greenlands to be treated for two years and asked why it is not part of the proposal. Mr. Wright stated he recommended the Board to start with one pond to see how it is affected and the Midsweet pond is the worst.

Mr. Holesko asked if the aerator is installed, will aquatic maintenance treatment eventually not be needed. Ms. Adams stated that if the land around the pond is getting regularly fertilized and that fertilizer runs into the stormwater pond. it creates an environment for algae to grow. The District will need to continue to treat ponds for algae and other nuisance vegetation.

Resident Shelly Payne Lewis (2724 Greenlands St.) stated when they first moved in, they were made to put mulch down around the house and asked if this was because of the midges. The Board stated yes. She asked if she could take away the mulch to help deter them. Ms. Sandy stated that would be an HOA question.

Ms. Sandy suggested asking the HOA to help cut the cost for the midge control.

Resident J.R. Wagner (2656 Redblush Terrace) asked how long the midges will be back once they are sprayed. Mr. Wright stated it will take a while for them to be affected by the spray.

Ms. Marshall asked if the developer could help pay for the midge control treatments. Mr. Bowman stated they had the responsibility to take over the ponds.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register from June 19, 2025 totaling \$78,952.41. She asked for any questions, comments, or concerns.

Mr. Bowman asked if they could look into using USPS instead of FedEx to save money. Ms. Adams stated she will look into it, however in the past few years they have seen an increasing number of mail fraud events, and they have been using FedEx to safeguard checks.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, the Check Register, was approved.

ii. Approval of Balance Sheet

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Ms. Adams presented the unaudited financials through the end of May. These are for information purposes only. She noted they are nearing full assessment collected. No Board action is required.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

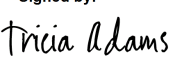
Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bowman, seconded by Mr. Warner, with all in favor, the meeting was adjourned.
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Signed by:

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Secretary / Assistant Secretary

Signed by:

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Chairman / Vice Chairman