

**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, **September 18, 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
Bob Holesko	Vice Chairperson
Andrea Stevens	Assistant Secretary
Linda Warner	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Michelle Rigoni <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. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Resident (Karen Baker, 2484 Yellow Brick Rd.) asked to have the HOA put the CDD meetings on their meeting notices. Spoke about CDD fees going up.

September 18, 2025

Live Oak Lake CDD

THIRD ORDER OF BUSINESS**Approval of Minutes of the July 17, 2025,
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the July 17, 2025 Board of Supervisors meeting. She noted meeting minute corrections from District Counsel have been received.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, the Minutes of the July 17, 2025 Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS**Consideration of Proposal for Fiscal Year
2025 Audit Services**

Ms. Adams stated on page 14 is a proposal from Grau & Associates. The District is required to undergo an annual independent audit of all of the District's financial records. The audit is to be filed with the state of Florida by June 30th each year. Fiscal Year 2025 will be ending this month. The fee for the services is \$5,300 for the audit in accordance with the five-year audit agreement.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, the Proposal for Fiscal Year 2025 Audit Services, was approved.

FIFTH ORDER OF BUSINESS**Adoption of Revised Fiscal Year 2026 Goals
and Objectives**

Ms. Adams noted in 2024 there was a new Florida law that requires CDDs to adopt annual goals and objectives. Section 3.4 is revised; the other sections remain the same. The new objective is to determine feasibility of the developer or significant landowner contribution for operation and maintenance of the District.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, the Adoption of Revised Fiscal Year 2026 Goals and Objectives, was approved.

September 18, 2025

Live Oak Lake CDD

SIXTH ORDER OF BUSINESS**Presentation of Series 2016 Arbitrage Rebate Report**

Ms. Adams noted the District has issued tax-exempt bonds. These bonds are regulated by the IRS. The District is required to not earn more interest than what they are paying. There is no arbitrage issue on this report.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, Accepting the Series 2016 Arbitrage Rebate, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Proposal for Arbitrage Rebate Services**

Ms. Adams noted this is for the arbitrage rebate calculation services for the upcoming fiscal year.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, the Proposal for Arbitrage Rebate Services, was approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Rigoni had nothing to report.

B. Engineer

Ms. Stalder had nothing to report.

C. Field Manager's Report

Mr. Wright reviewed the Field Managers Report on page 43 of the agenda package. Mr. Bowman asked to discuss replacing the tennis court fountain with a newer system at the next meeting. He asked about doing a treatment for grubs.

i. Consideration of Proposals for Pond Aerator

Mr. Wright reviewed the proposal for a pond aerator two compressor system with five diffusers and would spread out 1800 ft. of hosing equally throughout the lake so all aspects are getting aerated for \$12,710. This was deferred to a future meeting; no action was taken.

September 18, 2025

Live Oak Lake CDD

The Board discussed the pond aerator regarding noise as well as midge treatment report. Aerator proposals including electric and solar will be brought to the next meeting. The midge management report will be a standing agenda item under field managers' report to include the midge management report including the larvicide and adulticide.

D. District Manager's Report

Ms. Adams will follow up with HOA on meeting location. Mr. Bowman directed staff to send the meeting notice to the HOA.

i. Approval of Check Register

Ms. Adams presented the check register. She offered to answer any questions.

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

ii. Approval of Balance Sheet

Ms. Adams presented the unaudited financials through the end of August. These are for informational purposes only. No Board action is required.

NINTH ORDER OF BUSINESS

Other Business

Mr. Bowman suggested moving as much as possible to a consent agenda. The rest of the Board agreed.

TENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Bowman motioned to get rid of the water manager and terminate their contract.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, Termination of Irrigation Monitoring and Maintenance Services with I.M.C. was approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

September 18, 2025

Live Oak Lake CDD

On MOTION by Mr. Bowman, seconded by Mr. Holesko, 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