

**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, **January 15, 2026**, at 2:00 p.m. at the Twin Lakes Clubhouse, 49231 Twin Lakes Blvd., St. Cloud, 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

Also present were:

Tricia Adams	District Manager, GMS
Sarah Sandy	District Counsel, Kutak Rock
Jarrett Wright	Field Services, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order. Three Supervisors were present. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened the public comment period.

Resident (Stuart Cowen) addressed the Board regarding ongoing midge issues within the community. He stated that he has raised concerns for approximately two and a half years and has been previously advised that limited mitigation options were available. Mr. Cowen noted that while some actions appear to be underway, residents continue to receive inconsistent information regarding planned treatments. He acknowledged recent spraying activity but reported continued significant midge activity in the neighborhood.

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Resident (Sherry Payne Lewis) asked whether Del Webb contributes CDD assessments for unsold homes and whether Del Webb is funding any amenity buildouts. Ms. Adams noted that a combined balance sheet would be presented later in the meeting, at which time revenue details would be reviewed.

Resident (Max Lawson) questioned why vegetation in the pond on the south side near the villas was sprayed and killed. He stated that he contacted staff by email but did not receive a response and expressed concern that the pond now appears worse due to dead vegetation. He asked who authorized the spraying and the reason for it. Ms. Adams stated the matter would be addressed during the Field Manager’s report.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the November 20, 2025, Board of Supervisors Meeting**
- B. Approval of Check Register**

Ms. Adams presented the minutes from the November 20, 2025, meeting and asked for any questions or comments. She noted that the check register was in the agenda package for Board review and totaled \$1,443,977.17. The Board had no changes to the consent agenda.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, the Consent Agenda, was approved.

FOURTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Ms. Adams presented an administrative item regarding ratification of the Data Sharing and Usage Agreement with the Osceola County Property Appraiser. The agreement provides that any confidential or exempt information shared with the District will be maintained as confidential and will not be disclosed.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

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FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated she had nothing to report but was happy to answer any questions.

B. Engineer

There was no report.

**Ms. Gray Marshall joined the meeting by Zoom at this time.*

C. Field Manager's Report

Mr. Wright addressed concerns regarding vegetation die-off in the pond. Mr. Wright reported that staff has consulted with Solitude and a site review will be conducted during shoreline planting activities to determine whether observed vegetation conditions are due to seasonal dormancy or treatment related impacts. If treatment related damage is confirmed, Solitude will replace affected plant material per contract requirements.

Landscape maintenance and fountain maintenance are proceeding as expected during the dormant season, with mowing occurring biweekly and detailed maintenance rotating through the property monthly. The tennis court fountain motor has been replaced under warranty and was scheduled for installation that day, pending final electrical connection.

Mr. Wright reported that staff evaluated the feasibility of installing additional fountains or pond agitators as a midge mitigation strategy. Based on professional assessments, the cost of extending electrical service and installing agitators across multiple ponds would be prohibitively expensive, with limited benefit relative to cost. The current strategy remains focused on plantings, treatments, and fish stocking.

Treatment reports from December 3 and December 18 were provided in the agenda. Updated treatment data will be distributed once received.

i. Midge Treatment Report

Mr. Wright reported that the Board approved midge treatment program commenced on December 2, 2025. Due to holiday related supply delays, the second treatment occurred on January 9, 2026, outside the intended 30-day interval. While some early improvement has been observed, residents and Board members have indicated that results are not yet at desired levels. Mr. Wright emphasized that midge control treatments do not provide immediate results and are designed to

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reduce populations gradually over time. The goal is long term population management rather than elimination.

Mr. Wright reported the shoreline plantings for ponds 13, 14, and 15 are scheduled for February 2026, with agreements finalized and installation scheduling underway. Following plant installation, fish stocking will occur to support larval control. Based on further research, the originally proposed mixed fish species were revised, as certain species shift diets as they mature and could undermine larval control efforts. The revised plan includes stocking 54,000 Gambusia fish only, resulting in a cost savings of approximately \$19,000. Fish stocking is scheduled for February.

Beginning in February, the District will be fully engaged in its multi-pronged midge management approach, including monthly larvicide treatments, weekly barrier and spray treatments, ongoing treatment of 15 ponds, and shoreline planting and fish stocking.

Mr. Wright stated that the visible results from fish stocking and treatments typically take a minimum of 90 days and are intended to become self-sustaining over time.

Ms. Adams reopened the public hearing.

A resident questioned responsibility for landscape maintenance around pond areas, stating that residents had received conflicting information between the CDD and the HOA regarding hedge trimming and pond-edge maintenance. The resident explained that homeowners maintain grass up to six feet from the high-water mark expressed concern about clarity of responsibility between the CDD and HOA.

Staff explained that landscape and pond maintenance responsibilities are divided between the CDD and the HOA. Staff noted that the CDD and HOA coordinate regularly on maintenance issues, including maintenance and utilities. Residents experiencing uncertainty were encouraged to contact District staff directly so issues can be routed appropriately.

Staff clarified that, in most cases, hedges and landscaping beyond the pond bank are the responsibility of the HOA, with limited expectations where specific hedges are owned by the CDD. Staff offered to verify the specific location in question after the meeting to confirm ownership and, if applicable, arrange trimming.

D. District Manager's Report

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i. Approval of Balance Sheet

Ms. Adams stated that, in addition to items listed on the agenda, the Board received an email from the bond underwriter for the Live Oak CDD. The correspondence outlined preliminary research being conducted regarding potential opportunities related to trust funds and outstanding bond debt.

The underwriter is reviewing whether the Series 2016 bonds, which carry a 30-year term, may be eligible for refunding beginning in May 2026. The underwriter noted that the bonds were issued at relatively low interest rate in 2016 and cautioned that savings may be limited; However, a full analysis is underway. Factors such as property ownership distribution and market conditions are being evaluated.

Ms. Adams stated additionally, the underwriter is reviewing trust account balances to determine whether interest earnings or excess funds could be directed in a manner beneficial to the District. The review is being conducted as a courtesy. The underwriter offered to attend a future Board meeting to present findings or alternatively provide a written report.

The Board expressed interest in having the underwriter attend a future meeting to present the analysis. A Board member also requested outreach to a resident with prior professional bond market experience to participate in the discussion if available.

Ms. Adams reviewed the combined balance sheet and unaudited financials through December 31. The combined balance sheet reflects the District's general fund unassigned balance available for operations. Budget-to-actual comparisons show revenues and expenditures tracking favorably, with variances noted.

As of the end of December, assessment receipts totaled \$651,679, reflecting a high collection rate. It was clarified that Pulte and Narcoossee Land Ventures are now paying full maintenance assessments on their owned properties, consistent with residential property owners, following Board action effective October 1.

Administrative expenses are reported to be approximately \$18,000 under budget for the first quarter of the fiscal year. Field operations expenditures were also slightly under budget.

Bond activity for the Series 2016 and Series 2020 issues was reviewed, confirming that scheduled interest payments were made in November in accordance with the amortization schedules. A special call payment was also noted for early debt retirement by a property owner.

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On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, the Balance Sheet, was approved.

SIXTH ORDER OF BUSINESS**Other Business**

Ms. Adams opened the floor for other business.

A resident asked whether the CDD terminates after the 30-year bond period. Staff explained that this is a common misconception. While individual debt service assessments expire when the bonds are paid off, the CDD itself does not dissolve. The Series 2016 bonds retire in 2046 and the Series 2020 bonds retire in 2050. Property owners may either pay annual debt service assessments through their tax bill or pay off their remaining balance in a lump sum by contacting District staff.

Ms. Adams explained that the CDD exists in perpetuity as a special purpose local government established by Osceola County. The CDD remains responsible for owning, operating, and maintaining District infrastructure including stormwater systems and certain common area landscaping. Annual maintenance assessments are based on the budget adopted by the Board and may increase, decrease, or remain flat depending on operating needs. The recent increase in maintenance assessments was attributed primarily to expand midge management efforts.

A resident shared prior experience with bond refinancing in another community, noting that refinancing had reduced interest rates and generated savings for community improvements. Staff acknowledged the comment and reiterated that the Board is actively exploring refinancing opportunities with its bond underwriter.

Ms. Adams confirmed that regular Board meetings are held on the third Thursday of each month at 2:00 p.m., with any changes noticed in advance and posted on the Live Oak Lake CDD website. The underwriter's presentation regarding bond refinancing will be scheduled once availability is confirmed and included on a future agenda.

SEVENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' Requests, and the next item followed.

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EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Adams requested a motion to adjourn the meeting.

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

Signed by:
Tricia Adams
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Secretary / Assistant Secretary

Signed by:
Neil Bowman
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Chairman / Vice Chairman