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, **April 16, 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	Chairman
Linda Warner	Vice Chairperson
Bob Holesko	Assistant Secretary
Andrea Stevens *by Zoom*	Assistant Secretary
Mel Gray Marshall	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Sarah Sandy *by Zoom*	District Counsel, Kutak Rock
Nicole Stalder *by Zoom*	District Engineer, Dewberry
Jarrett Wright	Field Services Manager, GMS
Christopher DePaola	General Manager at Twin Lakes

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order. Four Supervisors were present in person and one Supervisor attended via Zoom, constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams opened up the public comment period.

Residents provided comments regarding pond conditions, midge activity, proposed fountain and aerator costs, and overall water quality concerns within the community. Discussion included resident concerns regarding the effectiveness and long-term costs associated with various pond management strategies, including fountains, shoreline plantings, biological treatments, and possible dredging or aeration options. Staff responded to resident questions regarding stormwater pond functions, current treatment efforts, and ongoing evaluations of potential mitigation measures. The Board thanked the residents for their comments.

THIRD ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of the February 19, 2026, Board of Supervisors Meeting

B. Approval of Check Register

Ms. Adams presented the Consent Agenda, which included the February 19, 2026, meeting minutes and check register totaling $103,886.47. The Board reviewed the items and had no changes.

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

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-01 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt**

Ms. Adams reviewed Resolution 2026-01 approving the proposed Fiscal Year 2027 budget and setting the public hearing for final adoption. She explained the statutory budget adoption requirements and reviewed the proposed revenues, expenses, and assessment structure. Staff noted there was no proposed assessment increase for Fiscal Year 2027 and discussed changes in administrative and field operations expenses, including modifications to the District's midge management program. The Board discussed development assumptions, potential future lot configuration changes, and prior discussions regarding possible developer contributions. Staff noted that approval of the proposed budget established the maximum assessment level for the fiscal year.

> On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, Resolution 2026-01 Approving the Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt on July 16, 2026, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-02 Declaring the Series 2016 Project Complete**

Ms. Adams discussed Resolution 2026-02 declaring the Series 2016 project complete. She explained this was a required administrative step tied to the 2016 bond issuance and trust indenture for Phases 1 and 2 of Twin Lakes. District counsel noted the District Engineer had certified the project as complete and confirmed there were no remaining construction funds left in the bond trust account. Because all funds had been used, there would be no bond redemption or reduction to assessments, which would remain as they currently stand.

The Board discussed remaining obligations associated with the Series 2016 project, including maintenance responsibilities and the status of any warranty or performance bond periods. District Counsel explained that applicable warranty periods had likely expired due to the age of the project and clarified ownership and maintenance responsibilities for roadway and landscape improvements.

> On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, Resolution 2026-02 Declaring the Series 2016 Project Complete, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-03 Relating to the November 2026 General Election and Qualifying Period**

Ms. Adams reviewed Resolution 2026-03 regarding the November 2026 general election and qualifying period. She explained that Seats 3, 4, and 5, currently held by Andrea Stevens, Mel Gray-Marshall, and Ned Bowman, would be up for election in November 2026 for four-year terms. The qualifying period was set for June 8 through noon on June 12, 2026, through the Osceola County Supervisor of Elections Office. Ms. Sandy offered to answer any questions about the process.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, Resolution 2026-03 Relating to the November 2026 General Election and Qualifying Period was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04 Authorizing Spending Authority**

Ms. Adams presented Resolution 2026-04, which establishes spending authorization limits for the District Manager and Board Chair between meetings for urgent issues that could not wait until the next Board meeting. Ms. Adams explained that the policy would help address emergencies such as irrigation or equipment failures before additional damage occurred. The proposed limits allowed the District Manager to approve expenses up to $5,000, the Chair or Vice Chair up to $10,000, and combined approvals up to $25,000, with all expenditures brought back to the Board for ratification at the next meeting. Ms. Adams also confirmed that competitive bids and District Counsel-approved agreements would still be required when appropriate.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, Resolution 2026-04 Authorizing Spending Authority was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Sandy provided an update regarding recent legislative changes affecting Community Development Districts and Special Districts, including revisions to sovereign immunity liability caps and potential impacts on District insurance costs. She encouraged Board members to review legislative update materials distributed by her office.

B. Engineer

Ms. Stalder discussed preparation of a map identifying District and HOA areas and noted that draft materials would be provided for Board review prior to posting on the District website. Discussion also occurred regarding future engineering inspection requirements associated with stormwater infrastructure and possible trust indenture obligations. Staff indicated they would review applicable requirements and return with any necessary work authorizations.

C. Field Manager's Report

Mr. Wright provided an update regarding pond maintenance activities, midge management efforts, freeze-related landscape damage, and ongoing monitoring of stormwater pond conditions. Discussion occurred regarding biological treatment methods, shoreline plantings, algae management, and potential aerator installation options for the Midsweet pond. Residents provided additional comments regarding pond conditions and possible mitigation strategies. Staff discussed operational considerations, permitting concerns, and estimated installation and maintenance costs associated with aeration improvements. Following discussion, the Board directed staff to return with a proposal for a potential aerator installation at the Midsweet pond.

Residents offered to contribute money toward the project if it would help reduce the midge problem. Ms. Sandy confirmed that residents could potentially donate funds to the District for the project, although the District would still ultimately be responsible for the equipment and future operating expenses. After discussion, the Board approved a motion for a full proposal for an aerator at the Midsweet pond, including installation costs, maintenance costs, and timelines. Residents raised concerns that ongoing construction and land disturbance in newer phases of the development were contributing to the midge problem. Mr. Wright agreed that construction activity and disturbed soil could play a role and said they would coordinate with the developer and engineers to explore possible preventative treatments during future construction phases. The Board noted how residents stocking ponds with bass and other fish was hurting the District's efforts because those fish were eating the gambusia and shrimp that were intended to control the midge larvae. Residents were encouraged not to add fish to the ponds.

On MOTION by Mr. Bowman, seconded by Ms. Warner, with all in favor, Directing Field Services Manager to Bring Back Proposal and Operation Costs for Aerator for Midsweet Pond, was approved.

D. District Manager's Report

i. **Presentation of Balance Sheet**

ii. **Consideration of Resolution 2026-05 Updating Local Records Office Location**

Ms. Adams reviewed the financial reports with the Board, including the balance sheet, combined balance sheet, and budget reports. She reported that the District was 98% collected on assessments as of the end of March and said expenses were tracking within budget. The Board reviewed Resolution 2026-05, which updates the official location for public records inspections to the District office on Remington Boulevard in Kissimmee.

> On MOTION by Mr. Bowman, seconded by Ms. Marshall, with all in favor, Resolution 2026-05 Updating Local Records Office Location, was approved.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Supervisor's Requests**

There were no Supervisor's requests, and the next item followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Ms. Adams requested a motion to adjourn the meeting.

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

Signed by:
Tricia Adams
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Secretary / Assistant Secretary

Signed by:
Ned Bowman
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Chairman / Vice Chairman