

**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 21, 2026**, at 2:01 p.m. at the Twin Lakes Clubhouse, 49231 Twin Lakes Blvd., St. Cloud, Florida.

Present and constituting a quorum:

Ned Bowman	Chairman
Bob Holesko	Assistant Secretary
Andrea Stevens	Assistant Secretary
Mel Gray Marshall <i>joined later via Zoom</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Sarah Sandy <i>by Zoom</i>	District Counsel, Kutak Rock
Jarrett Wright	Field Services Manager, GMS
Ashley Hilyard	Field Services Manager, GMS
Christopher DePaola	General Manager at Twin Lakes
Anna Bermudez	Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams opened up the public comment period.

Resident (Michael Harmony, 2773 Red Blush Terrace) commented regarding trash accumulation in retention ponds and requested additional maintenance efforts.

Resident (Ms. Hoffman) expressed concerns regarding ongoing midge activity and requested updates on mitigation efforts.

A resident also commented on persistent midge activity despite utilizing recommended mitigation methods.

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Resident commented on problems with the irrigation sprinklers. Ms. Adams advised that concerns regarding irrigation systems are HOA maintenance matters and should be directed to HOA management.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the April 16, 2026, Board of Supervisors Meeting

B. Approval of Check Register

Ms. Adams presented the consent agenda which included the April 16, 2026 meeting minutes and the check register totaling \$71,613.11. The Board had no corrections or changes to the consent agenda.

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-06 Setting Date, Time, and Location of Public Hearing to Amend District's Rules of Procedures

Ms. Adams presented Resolution 2026-06. Ms. Sandy stated every year her firm updates the Rules of Procedures, they are Rules of Procedure recommended for all Districts. She explained that they are basically verbatim for all the Districts because they stem off of Florida statutes and things that the Districts are required to comply with under Florida statute. She added that this includes things like meetings, notice of meetings, the agenda, as well as public procurement for certain contracts. She noted the last time they did an update to their form of Rules of Procedures was in 2019, and there have been some updates since then, which is what is reflected in the updated rules of procedure that they are presenting to the Board.

Ms. Sandy explained that to update these, the Board must set a public hearing and publish notice in accordance with Chapter 120, Florida Statutes, including publication requirements occurring at least 28 days and 7 days prior to the public hearing. She noted that in order to ensure they get a quorum they are trying to set these at the same time as their budget hearing.

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, Resolution 2026-06 Setting the Date, Time, and Location of a Public Hearing to Consider Amendments to the District's Rules of Procedure was approved.

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

Ms. Sandy had nothing to report to the Board.

B. Engineer

i. Consideration of Work Authorization 2026-1 Annual Stormwater Report

Ms. Adams stated Ms. Stalder provided Work Authorization 2026-1, which is for the cost to inspect the District stormwater system. She explained that this would be an annual inspection of all of the stormwater ponds. The Board discussed the scope of the proposed annual stormwater inspection and requested additional clarification from the District Engineer regarding inspection procedures, conveyance inspections, and stormwater system operations. **Mel Gray Marshall joined the meeting during the discussion of the stormwater report, and all future Board action will include this Supervisor's participation.*

On MOTION by Mr. Bowman, seconded by Mr. Holesko, with all in favor, Work Authorization 2026-1 Annual Stormwater Report, was approved.

The Board requested a price to do cameras on the existing ponds where the houses are built.

C. Field Manager's Report

i. Consideration of Solitude Lake Management Proposal for Pond #2 Fountain Replacement

Mr. Wright presented the field manager's report. For the contracted services, he stated the overall turf conditions have been improving with the rain, but it's still a little inconsistent. He stated they have done fertilization treatments, and it looks like they should have rainfall every day this week, so hopefully this will start to help turn things around. He noted that they are currently going through all the dead plants that died off in the freeze on the CDD side for Nolte and then the main road towards Alligator Lake. He explained that is all being ripped out right now and a lot of that work has already been done. He stated they are working on removing the dead plants around the reserve monument signs, all the planter pots. He noted that they are trying to do the entire property in one go on the removal. He stated they are working on the proposals for the

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replacements. He did not recommend doing one to one replacements. He noted there are a lot of things that were installed on their palm trees that really don't need to be there and he believes it's a waste of money to do a one for one. He explained that they will come up with replacements and redesigns for the Board to look at to consider how they want to approach this matter. He further explained that he thinks they can do it in a much more cost effective way while still maintaining the color palette as well as reducing costs. He will present the replacements and redesigns at the next meeting for Board consideration.

Mr. Wright stated Solitude Lake Management is continuing to treat the ponds. He stated they have no issues in terms of pond maintenance and aquatic maintenance. He explained that they are going out this week to do a dissolved oxygen test. This test is going to measure the dissolved oxygen levels at different depths through the pond as well as the temperatures, which will show if they have a problem at the bottom of the pond. He further explained that this is normally an additional expense that's on top of the contract, but they're doing these first services for free to give them a baseline. He noted they also recommend it either quarterly or semi-annually, so they have an actual scientific track to see if the ponds are improving or not. He stated they are going to be discussing the aerator, which is designed to boost the oxygen levels. He noted Steadfast Alliance Skeeter treatments will continue monthly through November. He pointed out that immediate results appear to be positive, but they will continue to monitor the situation regularly.

Mr. Wright reviewed the site items on his report. He pointed out that the Pond Two fountain motor pump is inoperable. He explained that this was one of the older models, which is discontinued. He presented a proposal for the replacement, which would be in the same model types on property in Phase 1. He explained that these models have not given them any problems. He noted they recommend these models anytime they are doing a replacement. He stated they are coordinating with the HOA to ensure all areas are maintained properly due to the recent management transition. He explained that there appears to be some misunderstanding on maintenance at the Nolte intersection, specifically the roundabout. He stated he has sent them maps, but he needs to meet with their staff because some things are not being maintained. He noted he is having his crews go out at no charge to try to get it cleaned up just so it looks better. He stated pressure washing scheduling is in progress for ROW sidewalks and curbs from Hickory Tree to the first roundabout. He presented the cost estimates for the aerator installation in Pond 13.

Mr. Bowman opened public comments at this time.

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A resident commented that she wanted to bring to the attorney's attention that the people who contribute and pay for the aerator for their pond, it will get attached to their deed. She added that if they ever sell their house, it shouldn't get transferred to the rest of the community.

A resident recommended solar fountains and commented on the benefits of solar fountains.

A resident also commented on the aerators and recommended trying to find a less costly solution.

Mr. Bowman closed the public comments at this time.

Ms. Adams explained that these cost estimates are being presented for informational purposes only and no Board action is required.

Ms. Marshall informed Mr. Wright that she contacted Chris at Castle Group to ask specifically if the District is spraying six feet out and if Castle Group is picking up the midge control for the rest of the area. Chris responded that they are not. She asked that even though they are putting in this money to control the midges from six feet out, would the additional expense from them help. She also added that from what Chris listed, they no longer are spraying for midge control to those neighbors that are around the ponds. Mr. Wright responded that any additional treatments that they do is going to be beneficial. It was also explained that the CDD is only responsible for six feet off the high water mark on the ponds and treating private property would need to be addressed with the HOA.

Mr. Bowman commented that another issue is people put bass into the ponds and the CDD has spent money on shrimp and other small things and the bass eat those. There has been discussion regarding organizing a fishing tournament to reduce bass populations within the ponds.

Mr. Wright addressed public comments regarding trash clean up in the retention ponds. He explained that GMS has a maintenance staff with a boat and they come on an as needed basis to pick up trash, clean up stormwater drains, etc. Mr. Bowman opened the public comments at this time. The resident who commented earlier in the meeting regarding the trash clean up in the retention ponds responded to Mr. Wright's response and discussion ensued. There was a recommendation to request the landscaper to check around and clean up debris before they mow. Ms. Adams stated that in addition to all the steps the Board is asking, another step they can take is to ensure the field staff has the project manager's name, email, telephone number for Pulte or any of the builders and when they see the trash piling up, see if they can get assistance with cleanup.

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A resident asked if there is a document that indicates the pond number and the location. Ms. Adams responded that they are in the process of working with the District engineer's office to prepare a map identifying what property is maintained by the CDD and what property is maintained by the HOA. She noted that she can request that they add on numbers as well. She explained that when that's completed and approved by the Board, they can post it on the Live Oak Lake CDD website, provide it to the HOA staff and anyone else that would benefit from having that information.

Mr. Bowman closed the public comment at this time.

Mr. Wright presented a proposal from Solitude to replace the fountain in Pond Two. The proposal total is \$17,988.86.

Mr. Bowman opened the public comment period at this time.

A resident commented that they should have the same quality of life as Phase One and there shouldn't be pressure for aesthetic reasons.

A resident commented that the aeration discussed is to help with the midges, not aesthetic looks. She also stated the CDD did inherit the fountains, but that should have been anticipated.

A resident asked about Mr. Bowman's personal opinion to not replace the fountains. Mr. Bowman responded that this is going to be further discussed after the public comment period is closed.

Mr. Bowman closed the public comment period at this time.

Ms. Adams opened this time for Board discussion. Mr. Holesko commented that if he was a resident that had a fountain at the time he purchased, he would assume he is going to have it a long time and taking it away would have a negative impact on him. The Board inquired if there's any legal requirement that the Board replaces a fountain that was in a stormwater pond when the residents purchased the residential lots around the pond. Ms. Sandy responded that the only way there would be a legal requirement to replace it is if it was required as part of some permit, whether stormwater permit, or as part of a county received landscaping or hardscaping requirements. She stated that would be something they would need to confirm with Dewberry on. She added that she doesn't know of a reason that they would be required to replace it. Ms. Adams explained that her overall opinion on fountains, based on experience, is not great. The Board asked Ms. Sandy to research with Dewberry on the legal and what is required. In the meantime, the Board decided to defer this matter.

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D. District Manager's Report**i. Approval of Balance Sheet**

Ms. Adams reviewed the unaudited financials through April 30, 2026. She stated the first column is the general fund and they are monitoring the unassigned balance. She presented the adopted budget for Fiscal Year 2026 as well as the prorated revenue and expenses. She didn't have anything to bring to the Board's attention but was happy to answer any questions the Board had. The question was asked if the Board was under budget or over budget. Ms. Adams responded that they are on track with their assessments from the tax collector's office. She also explained that the Board has done a very good job of controlling expenses and are running a little under budget with administration and field costs.

ii. Presentation of Registered Voters

Ms. Adams stated that as of April 15, 2026, there are 1,580 registered voters within the Live Oak Lake Community Development District boundaries. She noted that this information is provided for informational purposes.

SIXTH ORDER OF BUSINESS**Other Business**

Mr. Bowman opened the public comments at this time.

A resident commented on ways the CDD can provide communication to the HOA. Ms. Adams suggested that it might be helpful to present to the Board at the next meeting some additional ways they can provide communication to the HOA.

Mr. Bowman closed the public comments at this time.

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

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

EIGHTH ORDER OF BUSINESS**Adjournment**

Ms. Adams requested a motion to adjourn the meeting.

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